B. Discuss and direct staff on placement of the Wooden Whale. The Wooden Whale has been in storage and it is time to decide on a new location for the Whale. Several locations have been explored and photographs of those locations are included in the agenda packet.



# **Board of Harbor Commissioners of the Crescent City Harbor District**

**DATE: January 22, 2019** 

FROM: Harbor Staff

SUBJECT: Discuss and direct staff on site placement of the restored Whale

AGENDA ITEM NUMBER: 3 – B.

# I. BACKGROUND

As placed on the Agenda (Item 7) of the August 07, 2018 Commission Meeting.

Staff present a site was the Parking (bump out) alongside Citizens Dock Rd, close to Hwy 101.

second site was suggested by Commissioner Phillips, which could be by the new "Crescent City" sign on the beach side of Anchor Way, cross street Starfish Way.

On a motion by Commissioner W. White, seconded by Commissioner Ramsey on a 4-0-1 vote the CCHD Board of Directors approved placing the whale next to the "Crescent City" sign.

Placed on the Agenda (Item 2) of the August 21, 2018 Commission Meeting. Harbormaster Helms informed Commission that to place the Whale at the suggested site of "Crescent City" sign would be very difficult operation and perhaps beyond the capabilities of Harbor Maintenance staff and our equipment.

An alternative site was proposed on the near the future site of the A.D.A. pedestrian crosswalk that Caltrans will be constructing. This is planned for the 2021 work season. If placed at this site, the Whale would be visible from Hwy 101 and attract the attention of passing motorists.

Harbor Commission directed Staff to obtain more information on placement and cost.

#### II. UPDATE

On the Agenda as (item 3 -B) for the meeting of January 22, 2019.

Staff has added another alternate site for the Whale placement site. This site is out on Whaler Island, close to the Groin/parking area for the climb to Whaler Island peak.

The Whale weighs approximately 4 tons. Reviewing the actual mounting of the Whale. Staff will need to dig two (2) 4"inch diameter post holes and one (1) 6" inch post hole. These three (3) posts (pilings) will be needed to safely support the heavy weight. The Harbor does not possess the equipment to perform the work.

However, after closer site review there is a <u>very rocky substrate</u> that would be very difficult to perform the project with our backhoe or power auger drill.

We contacted Tidewater Inc. requesting an estimated cost to perform the same work.

Unfortunately, the estimated the cost is in the range of \$15,000.00 dollars. That is ONLY to drill for the posts. No other work included. (Mobilization/De-Mobilization and drill three posts.)

List of the four (4) site options.

- 1) Citizens Dock Rd by Hwy 101 (Bump Out) (Rejected by Commission 8-07-2018)
- 2) Crescent City Sign (Anchor Way-South Beach Side) (Rejected, as soil not suitable)
- 3) Hwy 101 to Coastal Trail Next to Pedestrian Crosswalk/Foot Bridge.
- 4) Whaler Island –Groin Area (Too expensive)

#### **III. STAFF RECOMMENDATION**

Recommends that the Harbor Commission consider Option #3 as the best solution.

It is the least expensive and best suited site to integrate with our future plans. The site is fairly level. The soil would be easy to penetrate for posts installation. The Whale would be highly visible from Hwy 101 and attract the attention of passing motorists. When the Caltrans ADA Pedestrian Crosswalk and foot bridge are built, we will be able to meld the walkway with the CA Coastal Trail. This project would enable all persons the ability to pass freely and safely from ALL the hotels, and to cross and visit the Harbor District. The Harbor would also be able to move existing Harbor benches, to a rest stop, close to the Whale.

We are estimating the following costs. \$2,500.00 Labor and Materials

- Pick up and Transport from current storage to site #3. 2 x 3 hrs. (inside Spotty' s Car Wash)
- Excavation and installation of new posts. 2 x 12 hrs. (Note: There will be 72 hrs. delay for concrete cure)
- Install Mounting brackets and place Whale in support structure. 2 x 4 hrs.
- Equipment: Backhoe, Mobile Crane, Powered Auger, misc. hand tools.

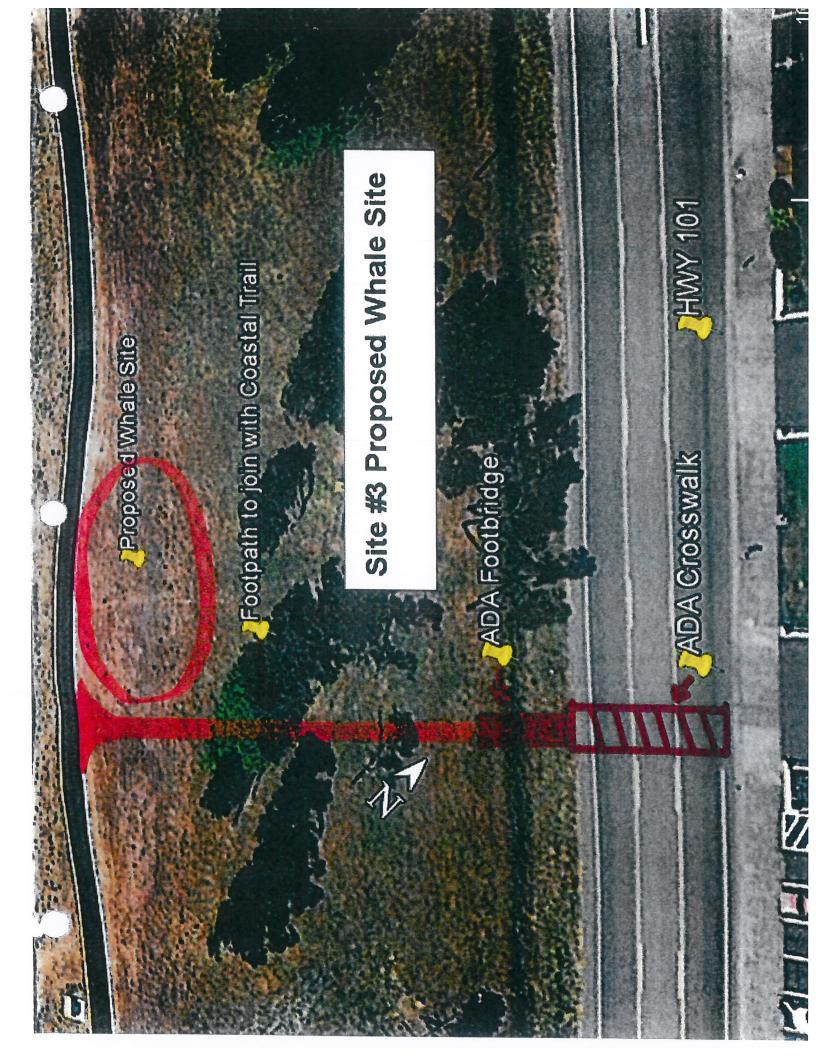
Labor 40 hrs. using 2 or 3 crew. \$2,000.00 Materials: Concrete, steel bar. \$500.00

# **II. SUGGESTED MOTION**

I, (state your name) Motion to approve the Whale Placement at the proposed Site Three (3). Between Ca. Coastal Trail and Hwy 101 South.

# VII. ATTACHMENTS

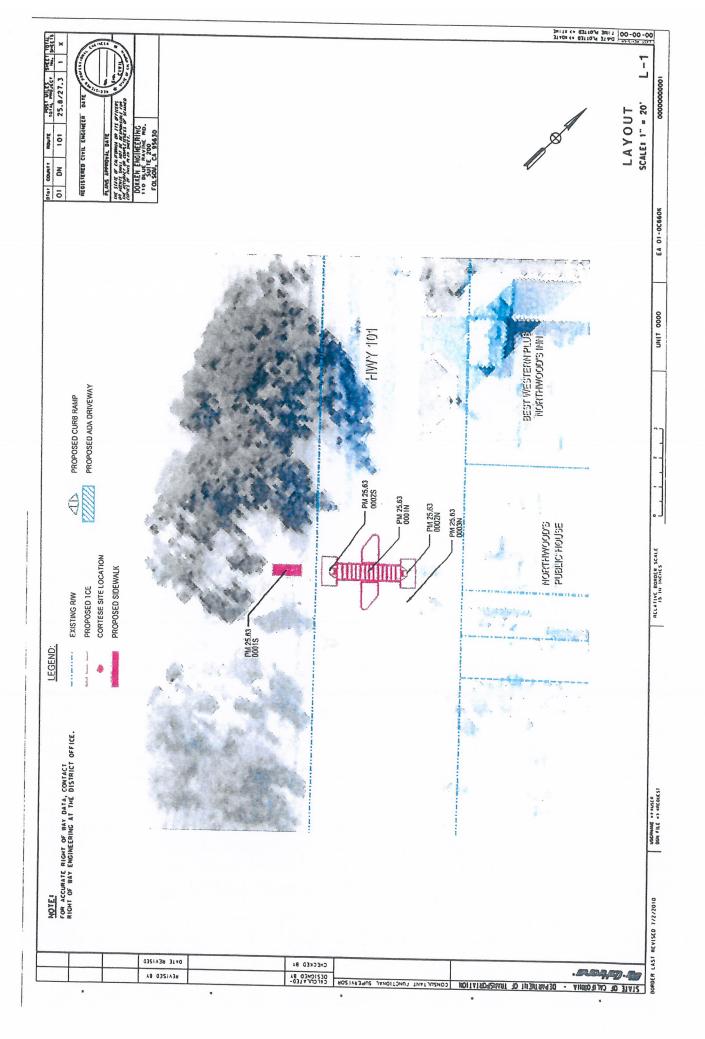
- Maps of proposed sites (#1 thru #4) Along with Caltrans ADA Crosswalk doc. (1pg)
- Regular Minutes of August 21, 2018 (2 pgs.)
- Regular Agenda of August 21, 2018 (2 pgs.) Background (1 pg.)
- Regular Minutes of August 07, 2018 (4 pgs.) Background (1 pg.)







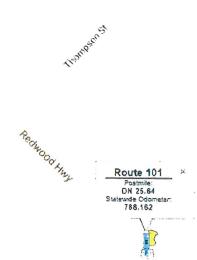




\_.



State of May



Same.

(19)

(E)

Redwood hay



# Regular Meeting Minutes of the Board of Harbor Commissioners of the Crescent City Harbor District

Harbor District Office, 101 Citizens Dock Road Crescent City, CA 95531

August 21, 2018 5:30 p.m.

# **Board of Harbor Commissioners of the Crescent City Harbor District**

# MINUTES Regular Meeting, Tuesday August 21, 2018 AT 5:30 P.M.

PRESENT: PATRICK A. BAILEY (PRESIDENT), JAMES RAMSEY (SECRETARY) COMMISSIONERS: RONALD A. PHILLIPS, WES WHITE, BRIAN L. STONE

**ABSENT: NONE** 

OTHERS PRESENT: CHARLIE HELMS, LANE TAVASCI, TRACI FANSLER, EILEEN COOPER, JESSICA CEJNAR

5:30 p.m. The Board of Harbor Commissioners will meet in open session to discuss the following agenda items.

President Bailey opened the meeting at 5:30 p.m.

# Pledge of Allegiance

Harbormaster Helms led the Pledge of Allegiance.

#### **Public Comment**

The following person(s) addressed the board:

Eileen Cooper commented about the rendering of the proposed Tsunami Vertical Evacuation Center, stating that the building concept is ugly and gigantic. She asked the Commissioners to consider locating the center outside of the Harbor in an uphill location. Eileen went on to further comment that the building is too expensive and too tall. President Bailey replied that the design rendering and will change, and also the height for the evacuation center to be effective is needed to be safe from a Tsunami.

#### 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 7 August, 2018, Harbor Commission Meeting
- B) Approval of the minutes of the 7 August, 2018 Harbor Commission Meeting On a motion by Commissioner Phillips, seconded by Commissioner Ramsey and on a 5-0-0 vote the Crescent City Harbor District Board of Commissioners approved the Consent Agenda.

AYES: Commissioner White, Commissioner Ramsey, Commissioner Stone, Commissioner Phillips, and President Bailey

NOES: NONE ABSENT: NONE

X

2. Select alternate site for placement of the decorated whale. Discuss options and direct staff accordingly

Charlie Helms explained that the selected site for the whale near the Crescent City sign will not work because of the riprap and constructing proper footings would be expensive and complicated. The alternative selection could be near the new proposed Caltrans foot trail. It would be more visible to travelers and the Harbor could provide seating. The Commissioners discussed other locations in the vicinity of the foot trail and requested more information on placement and cost.

Public Comment: Eileen Copper commented that a good place may be the entrance into the marina; to place it above that entrance.

Item tabled for further information.

- Review lease proposal from Next Edge for placing a Citizens Broadband Radio Service box at the Harbor District. Discuss the proposal and direct staff Removed from agenda.
- 4. Update and discussion of progress on solar power at the Harbor District.

  Review, discuss and direct staff accordingly

  Lane Tavasci reported the PPL requested another drawing of the connection; ADE is working on that request. Lane also reported that the carport phase would be the second phase of the project. Commissioner Stone requested a timeline for construction of the project phases.
- 5. Update on the progress of the Citizens Initiative addressing the Harbor District debt situation. Listen to presentation and Discuss Commissioner White talked with the County Clerk about what happens if the vote for Measure C is between 50%+1 and 67%. The Clerk responded that the County will most likely not make a ruling on that until after the vote. Commissioner Stone commented that a 2/3 vote should be pursued.
- 6. Discussion of Harbor District debt situation and options for fundraising to meet debt challenge.
  Review, discuss strategy and direct staff if action is needed
  No discussion.
- 7. Discussion about designating the supply loading ramp at the far side of the boat launch area as a herring fishing area for children. Discuss the proposal and direct staff as needed. President Bailey reported that a citizen inquired about using the supply loading ramp at the far side of the boat launch for a herring fishing area for children. This area could be appropriate with the proper safeguards; lifejacket, adult supervision, and a catch bucket. This is only for the herring season, maybe 6 or 7 days. President Bailey asked if the Commissioners would comment or discuss. Commissioner Phillips inquired about the liability exposure to the Harbor. Charlie Helms responded that it would be the same as any other use at the Harbor. Charlie also commented that extra security would be needed during this use to monitor supervision, the sea lions, and ensure safety precautions are being used. Commissioner Stone recommended that this item be taken to the Ordinance Committee because this would require an ordinance change. Commissioner White commented that the number of days and hours could be set to eliminate congestion.



# Board of Harbor Commissioners of the Crescent City Harbor District

Patrick A. Bailey, President James Ramsey, Secretary

Ronald A. Phillips, Commissioner Brian L. Stone, Commissioner Wes White, Commissioner

# **AGENDA**

Board of Harbor Commissioners of the Crescent City Harbor District
At the Harbor District Office Meeting Room
101 Citizens Dock Road, Crescent City, California 95531

Regular Meeting

Tuesday, 21 August, 2018

5:30 P.M.

The Board of Harbor Commissioners of the Crescent City Harbor District is now meeting in regular session. Only those items that indicate a specific time will be heard at the assigned time. All other items may be taken out of sequence to accommodate the public and staff availability. Anyone requiring reasonable accommodation to participate in the meeting should contact the Harbor District at 707-464-6174 x 2 at least five (5) days prior to the meeting.

• 5:30 p.m. The Board of Harbor Commissioners will meet in open session to discuss the following agenda items.

Pledge of Allegiance

**Public Comment** 

Public comments are welcomed and encouraged by the Board. The President invites anyone in the audience to speak to the Board of Harbor Commissioners to identify themselves and the matter they wish to discuss. The Harbor Commission will then determine if such matters should be scheduled for a subsequent meeting. As per the District's bylaws, each speaker shall be limited to a maximum of three (3) minutes.

# 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 7 August, 2018, Harbor Commission Meeting
- B) Approval of the minutes of the 7 August, 2018 Harbor Commission Meeting



- 2. Select alternate site for placement of the decorated whale. Discuss options and direct staff accordingly
- 3. Review lease proposal from Next Edge for placing a Citizens Broadband Radio Service box at the Harbor District. Discuss the proposal and direct staff
- 4. Update and discussion of progress on solar power at the Harbor District. Review, discuss and direct staff accordingly
- 5. Update on the progress of the Citizens Initiative addressing the Harbor District debt situation. Listen to presentation and Discuss
- 6. Discussion of Harbor District debt situation and options for fundraising to meet debt challenge. Review, discuss strategy and direct staff if action is needed
- 7. Discussion about designating the supply loading ramp at the far side of the boat launch area as a herring fishing area for children. Discuss the proposal and direct staff as needed
- 8. CEO Report
- 9. Commissioner Reports. Reports from Commissioners who represent the Harbor District on the Chamber of Commerce, Tri-Agency, Inter Governmental Relations Committee, Harbor Safety Committee and any other civic or community groups and from any current ad hoc committees.
- 10. **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.

# 11. Adjournment

\*\*\* Adjournment to the Board of Harbor Commissioners meeting scheduled for Tuesday 4 September, 2018 at 5:30 P.M. <u>at the Harbor District Office, 101 Citizens Dock Road, Crescent City, California.</u>

Anyone requiring reasonable accommodation to participate in the meeting should contact the Crescent City Harbor District at 707-464-6174  $\times$  2 at least five (5) days prior to the meeting.



21 August 2018

# BACKGROUND #2

Agenda Item #2: Select alternate site for placement of the decorated whale. Discuss options and direct staff accordingly

**Background:** The initial site chosen by the Harbor Commissioners was inspected by the Harbor Maintenance Foreman who noted that the site is on top of rip rap and stone placed by the Corps of Engineers for the protective seawall along South Beach. Placing supports for the whale through the stone would be a very difficult operation and perhaps beyond capabilities of the equipment available to the Harbor District Maintenance Crew.

The alternate site being proposed would be near the pedestrian crosswalk that Caltrans will be constructing. The construction is planned for the 2021 work season. The proposed site would offer no placement problems like those found at the beach seawall site.

If placed at this site, the whale would be visible from Hwy 101 and attract the attention of passing motorists. The Maintenance Crew would landscape the area and place a pair of Harbor benches at the site.

Please see attached map.

Recommendation: Discuss request and direct staff as needed



# Regular Meeting Minutes of the Board of Harbor Commissioners of the Crescent City Harbor District

Harbor District Office, 101 Citizens Dock Road Crescent City, CA 95531 August 7, 2018 5:30 p.m.

# Board of Harbor Commissioners of the Crescent City Harbor District

### **MINUTES**

Regular Meeting, Tuesday August 7, 2018 AT 5:30 P.M.

PRESENT: PATRICK A. BAILEY (PRESIDENT), JAMES RAMSEY (SECRETARY) COMMISSIONERS: RONALD A. PHILLIPS (arrived at 6:00 PM), WES WHITE

ABSENT: BRIAN L. STONE

OTHERS PRESENT: CHARLIE HELMS, LANE TAVASCI, JESSICA CEJNAR, BILL COCHRAN, KAREN HELMS

5:30 p.m. The Board of Harbor Commissioners will meet in open session to discuss the following agenda items.

President Bailey opened the meeting at 5:30 p.m.

#### Pledge of Allegiance

President Bailey led the Pledge of Allegiance.

#### **Public Comment**

The following person(s) addressed the board: None

# 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 17 July, 2018, Harbor Commission Meeting
- B) Approval of the minutes of the 17 July,2018 Harbor Commission Meeting On a motion by Commissioner Ramsey, seconded by Commissioner White and on a 3-0-2 vote the Crescent City Harbor District Board of Commissioners approved the Consent Agenda.

AYES:

Commissioner White, Commissioner Ramsey, and President Bailey

NOES:

NONE

ABSENT: Commissioner Stone, Commissioner Phillips

 Request and presentation by the North Coast Marine Mammal Center to have their fundraising run pass through Harbor District property. Marine Mammal Center Director will present race routes and details for Commissioners approval Karen Helms distributed a proposed Limited License Agreement for the Marine Mammal Center Fun Run Walk on September 22<sup>nd</sup> to have their fundraising event pass through the Harbor District property.

On a motion by Commissioner White, seconded by Commissioner Ramsey and on a 3-0-2 vote the Crescent City Harbor District Board of Commissioners approved the North Coast Marine Mammal Center having their fundraising run pass through Harbor District property.

AYES: Commissioner White, Commissioner Ramsey, and President Bailey

NOES: NONE

ABSENT: Commissioner Stone, Commissioner Phillips

 Presentation of Insurance Rates for Harbor Buildings in VE and X Flood zones. Bill Cochran, Redwoods Leavitt, will present rates for Harbor District buildings in flood zones. Discuss and direct staff accordingly

Bill Cochran, Redwoods Leavitt Agency, gave an overview of the rate estimates for National Flood Insurance for Harbor properties. The proposed rated include deductible options which adjust annual premiums accordingly. Commissioner White inquired about FEMA coverage in the event of another tsunami. Charlie Helms responded that FEMA only applies when a disaster dollar limit is exceeded and there is also a required match with FEMA assistance. Bill Cochran also presented and discussed the Harbor building replacement cost valuations, which need to be updated and reviewed for premium adjustments and accurate coverage. Lastly, Bill presented information on the potential premium for the proposed Tsunami Research Center. Charlie Helms stated that more information would be needed before a decision is requested of the Commissioners. This item was tabled for further information.

- 4. Presentation of shore-based lease revenue for FY2017-2018 Review and discuss Charlie Helms presented the shore-based revenue for Commissioner's review and discussion. Commissioner White asked about the reduced rates to Englund Marine. Charlie explained that they receive rents credits for the buy-back of their old building and lower profits than anticipated.
- 5. Review and discuss edits to rrm design Master Plan Graphics.

Review updated graphics and share edit suggestions

Charlie Helms presented the proposed edits to the Master Plan graphics and asked for additional changes, if needed. Charlie suggested that landscaping be added to the perimeter of the proposed Tsunami Center for curb appeal.

On a motion by Commissioner White, seconded by Commissioner Ramsey and on a 3-0-1-1 vote the Crescent City Harbor District Board of Commissioners approved the edits with discussed changes to the rrm design Master Plan graphics.

AYES: Commissioner White, Commissioner Ramsey, and President Bailey

NOES: NONE

ABSTAIN: Commissioner Phillips ABSENT: Commissioner Stone

6. Discuss leasing a 15,000 pound capacity forklift to replace the Wiggins forklift. Discuss pricing options and approve acquisition of heavy duty forklift. Lane Tavasci discussed the state of disrepair of the Wiggins forklift and presented potential replacement forklifts. Replacement forklift costs range from \$10,000 to \$100,000, depending upon new or used machines. The Harbor Commissioners would like more information concerning the purchase of a used forklift. Tabled for further information.

X

7. Discussion about the location for placement of the whale that has been restored and painted by the Crescent Harbor Art Gallery. Discuss and direct staff

Charlie Helms stated that the Crescent Harbor Art Gallery has restored the whale and suggests that the whale be placed on the bump-out close to Highway 101 for visual attraction to the Harbor. The placement will cost about \$1,000. Commissioner Phillips suggested that the whale be placed by the new Crescent City sign. Charlie stated that would be a good place for the whale as well.

On a motion by Commissioner White, seconded by Commissioner Ramsey and on a 4-0-1 vote the Crescent City Harbor District Board of Commissioners approved placing the whale next to the new Crescent City sign.

AYES:

Commissioner White, Commissioner Ramsey, Commissioner Phillips, and President Bailey

NOES: NONE

ABSENT: Commissioner Stone

8. Update and discussion of progress on solar power at the Harbor District.

Review, discuss and direct staff accordingly

Lane Tavasci reported that after the presentation by Mike Jones at the last meeting, he had a discussion with Mr. Jones concerning the solar power carports being shifted to the end of the project phases. The Harbor Commission was under the impression that the solar carports would be the next project and delaying the carports takes away the immediate energy credits to the Harbor. Mr. Jones stated it would be better for ADA to do the carports last. The Commission is in favor of installing the carports as the second phase and instructs Lane to keep in contact with ADA to resolve this issue.

9. Update on the progress of the Citizens Initiative addressing the Harbor District debt situation. Listen to presentation and Discuss

Commissioner Ramsey reported about the Measure C information booth at the county fair and heard positive support for the measure but that there needs to be more public education regarding the measure. President Bailey stated that he had heard all positive feedback while he was manning the booth. Commissioner Ramsey said that there needs to be town halls held in the outlying areas and in Crescent City.

10. Discussion of Harbor District debt situation and options for fundraising to meet debt challenge. Review, discuss strategy and direct staff if action is needed

Commissioner White corrected the discussion on the initiative; the Commission had been discussing that the initiative states if the measure passes the funds will be used to pay down the USDA loan from the tsunami damage, then for capital improvements when in fact the language states the funds will be used to pay down the USDA loan from the tsunami damage, then for repair and maintenance. The Harbor only needs to have a repair and maintenance list and not a capital improvement list. Charlie Helm distributed a draft repair and maintenance list to the Commissioners. Commissioner White also explained that the Harbor could also put any additional money towards the debt if they choose. Commissioner Ramsey would like to consider using the additional funds for grant match to make repairs which would be a more effective use of the funds. Commissioner Phillips inquired about a P&L statement for Redwood Harbor Village and

asked about the proceeds from the RV Park. Charlie Helms stated that there is a positive cash flow and net proceeds are held in a separate line item to be used for upgrades.

## 11. CEO Report

Charlie Helms reported on his participation in the Federal Reserve System's Connecting Communities conference call. This is the new community development tax incentive fund that will funnel 30-50 billion dollars into opportunity communities in which the Crescent City Harbor District sits in. These funds will probably not be made available until about 2019. This will give the Harbor time to get projects ready to apply for this fund. Most of the investors are interested in projects that are 20 million dollar or more projects. The Harbor has three projects that can be developed more fully to utilize this opportunity: Harbor District Tourist Lodging Development, Vertical Evacuation/Tsunami Experience, and the 60 room inn on Anchor Way. Charlie Helms reported that he is working with a number of agencies to organize the projects and make them competitive. Charlie also reported the eelgrass mitigation is complete and exceeded expectations, and Charlie participated in a conference call concerning aquaculture opportunities.

12. Commissioner Reports. Reports from Commissioners who represent the Harbor District on the Chamber of Commerce, Tri-Agency, Inter-Governmental Relations Committee, Harbor Safety Committee and any other civic or community groups and from any current ad hoc committees.

Commissioner Phillips reported that if the solar carport construction is delayed the farmer's market people may want to schedule just a few dates for their event at the Harbor. Once the solar carports are finished, Commissioner Phillips would like to encourage the group to move their activities to the Harbor. Commissioner Phillips reported a Tri-Agency meeting will be held on the 16<sup>th</sup> of August. Commissioner White reported that the Visitor's Bureau is close to finalizing their logo.

13. 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.

Commissioner White would like to discuss the Harbor entrance at a future meeting on how to better differentiate the Harbor's entrance. Also Commissioner White suggests that all items being discussed should have information in the packet, financials not be released without depreciation included, and the Commission receive an update on past due receivables.

# 14. Adjournment

The Board of Harbor Commission adjourned at 7:45 p.m. and will meet again on August 21, 2018 at 5:30 p.m. at the Harbor District Office.

Approved this and day of August 2018

Patrick A. Bailey, President

James Ramsey, Secreta



7 August 2018

Agenda Item #7: Discussion about the location for placement of the whale that has been restored and painted by the Crescent Harbor Art Gallery. Discuss and direct staff

Background: The Board of Harbor Commissioners gave the Crescent Harbor Art Gallery permission to restore and paint the redwood whale that had been positioned near the entrance to the Harbor on Citizens Dock Road. The Gallery has reported that they have completed restoration and painting of the whale and it is ready to be placed outdoors.

There is a map attached to this agenda item showing potential sites for placing the whale.

Recommendation: Discuss, decide on a site for placement of the whale and direct staff as needed