



Regular Meeting

Board of Harbor Commissioners of the Crescent City Harbor District

Brian Stone, President Carol White, Secretary

James Ramsey, Commissioner; Rick Shepherd, Commissioner; Wes White, Commissioner

AGENDA

Date: Tuesday, 03 November, 2020

Time: Open Session 2:00 p.m.

Closed Session begins upon completion of Open Session

Place: Remote Meeting through Zoom Webinar

Executive Order N-29-20 provides special districts and other agencies with significant flexibility to legally conduct public board meetings during the COVID-19 State of Emergency. This Meeting will be held remotely via Zoom Webinar. To join the meeting as an attendee, please click on the link below at 2:00 PDT and enter the password provided.

When: Nov 3, 2020 02:00 PM Pacific Time (US and Canada)

Topic: Harbor Commission Regular Meeting

Link: <https://us02web.zoom.us/j/86264304250?pwd=K1Z0SjQyWDh6L0lnNFZDV0RsNOZUUT09>

Passcode: 450104

Or iPhone one-tap:

US: +16699006833,86264304250#,,,,,0#,,450104# or +12532158782,,86264304250#,,,,,0#,,450104#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592
or +1 312 626 6799

Webinar ID: 862 6430 4250

Passcode: 450104

International numbers available: <https://us02web.zoom.us/j/k4UJ8wCJU>

Call to Order

Roll Call

Pledge of Allegiance

Public Comment

This portion of the Agenda allows the public to comment to the Board on any issue not itemized on this Agenda, however, the Board may not take action or engage in discussion on any item that does not appear on the Agenda. Periods when public comments are allowed, Harbor Commissioners will allow attendees to submit questions and/or comments using the Zoom Q&A function. The Harbor Commission asks that audience members keep all questions and comments succinct and relevant.

Nothing to report out of the 20 October, 2020 Closed Session.

Regular Session

1. Consent Calendar

All items on this list are considered and acted on in one Motion. Anyone may request an item be removed from the Consent Agenda for separate consideration.

- a. **Approval of minutes of the 20 October, 2020 Harbor Commission Meeting.**
- b. **Approval of Warrant List from 15 October, 2020 through 28 October, 2020.**

2. New Business

- a. **Presentation by Commission President Stone and Commissioner Wes White on the need to negotiate an easement or right-of-way with the appropriate State agencies to allow the Harbor District to bring electric transmission cables from offshore wind energy site into Harbor District Property.** The Ad Hoc Wind Energy Commission members seek a vote from the full Commission that authorizes the committee to negotiate access for transmission cables originating from offshore wind power sites so that they can be landed on Harbor District property with the appropriate State agencies.
- b. **Presentation of the updated Crescent City Harbor District Bylaws to the Board of Harbor Commissioners for review and approval.** Harbor Counsel has returned the updated Harbor District Bylaws following their legal review. The updated Bylaws are included in the background for this agenda item. Review, edit as agreed upon by the Commissioners and vote to approve.
- c. **Discussion by the Harbor Commission concerning giving permission to private landlords to moor vessels in the Marina and then rent lodging aboard the vessels as short term vacation rentals.** Discuss the pros and cons of initiating approved vacation rentals by marina slip tenants. Review possible additional insurance requirements; fee schedule update; additional legal requirements. Vote to express tentative approval or denial and direct staff accordingly.

- d. **Discussion by the Harbor Commission concerning reinstating electrical charges for slip tenants in the Marinas.** Discuss options for equitable electrical billing for marina tenants. Following discussion, vote to approve a plan to be posted for public comment or if no consensus is reached, direct staff on how to proceed with issue.

3. Unfinished Business

- a. **Solar Project Update**

4. Communications and Reports

- a. **Financial Reports: Account Balances**
- b. **CEO Report**
- c. **Commissioner Reports**

Pursuant to the Brown Act, this item allows the Commissioners to briefly discuss activities engaged in since the previous public meeting.

5. Adjourn to Closed Session

- a. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
Crescent City Harbor District v. Dutra et al.
Sacramento Superior Court Case No.: 34-2017-00215044-CU-BC-GDS

- b. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Government Code section 54956.8
Properties: 161 Starfish Way
Agency Negotiator: Charlie Helms, CEO/Harbor Master
Negotiating Parties: Pucci Foods
Under negotiation: Price and terms of payment

6. Adjourn Closed Session

7. Report out of Closed Session

8. Adjournment

Adjournment to the Board of Harbor Commissioners next meeting scheduled for Tuesday, 17 November, 2020, at 2 P.M. Until the Governor rescinds Social Distancing directives, all Harbor Commission meetings will be held via Zoom Web Conferencing. Access code for public participation can be found in the meeting notice posted on the Harbor District website or on the Harbor bulletin board at 101 Citizens Dock Road.