

MINUTES

Board of Harbor Commissioners of the Crescent City Harbor District
Regular Meeting, **Tuesday, May 17, 2016, 5:30 P.M.**

COMMISSIONERS PRESENT:

Scott Feller, Secretary
Patrick Bailey
Ron Phillips
Wes White

COMMISSIONERS ABSENT:

James Ramsey, President

OTHERS PRESENT:

Charlie Helms, CEO/Harbormaster
Nicole Burshem, PS Business
Sabrina Valentine
Maida Piotrowski, Coast Redwoods Association
Rich Redder, Coast Redwoods Association
Hank Northrip, Coast Redwoods Association
Muriel Northrip, Coast Redwoods Association

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

Secretary Feller called the meeting to order at 5:30 p.m.

Public Comment prior to closed session.

The following person(s) addressed the Commission: None

Secretary Feller adjourned open session and immediately reconvened in closed session at 5:30 p.m.

Adjourn to Closed Session. The Board of Harbor Commissioners will now meet in closed session to discuss the following items:

- (1) CONFERENCE WITH REAL PROPERTY NEGOTIATIONS: Pursuant to Government Code Section 54956.8 Property 159 Starfish Way, Crescent City, Agency Negotiator: Charles Helms**

Secretary Feller adjourned closed session and immediately reconvened in open session at 6:00 p.m.

Report Out of Closed Session

The following was reported out of closed session: There was no action taken and nothing to report out at this time.

6:00 p.m. The Board of Harbor Commissioners will meet in open session to discuss the following agenda items

Pledge of Allegiance

Mr. Helms led the Pledge of Allegiance

Public Comment

The following Person(s) addressed the Commission: 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 May 3, 2016 Harbor Commission Meeting

B) Approval of the minutes of the May 3, 2016 Harbor Commission Meeting

Discussion was held in regards to the warrant list and minutes from May 3, 2016. Commissioner White asked in regards to a charge of \$881.50 to Black and Rice for outside services. Mr. Helms expressed his apologies and reported Commissioner White may have gotten an earlier draft of the warrant list. Commissioner White realized the document was an old document and took back his statement and apologized. Commissioner White asked in regards to William Herrera. Mr. Helms responded that was for the replacement and maintenance of the washing machines that were vandalized. The repairs were less then the Harbors deductible so the Harbor had to pay for them.

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

2. Presentation by the Coast Redwoods Art Gallery. Review proposal and direct staff to take appropriate action.

Discussion was held in regards to the Coast Redwoods Art Gallery. Mr. Helms presented the background. Rich Redder reported he is here on behalf of the Board to present a formal request for a reduction of rent to \$500.00 and stay for 6 months. That was the majority vote since the April board meeting. Mr. Redder presented a letter from the Association. Commissioner Phillips asked if the board had any objection to what is proposed. Commissioner White commented he doesn't know if that is pertinent. Maida Piotrowski reported the Association has 15 members and seven of those 15 voted for this proposal. Commissioner Bailey asked what is the quorum. Ms. Piotrowski responded they only need four for a quorum. Secretary Feller reported the Harbor has a proposal from the Art Association, their meeting was called meeting to order at 11:05 a.m., the meeting went through the normal agenda items, Pauline Holmes motioned and it was seconded to reduce the rent, and unanimously carried. Seven of the board members were in favor of the motion. Commissioner Phillips clarified that Ed and Bonnie Phillips are not related to him at all. Commissioner Phillips asked if there was any objection to the Association putting up some signage to let the public know where the Art Gallery is located. Mr. Helms responded the rules state that if they put a sign within 75 feet of the building then there are no objections. Ms. Piotrowski offered the Board an invitation to come and visit the new Art Gallery. Commissioner Phillips commented it is a

little confusing as to where the entrance is to your building. Ms. Piotrowski commented they just got the sign for their organization and will be placing it soon. Commissioner Bailey asked where is the front door. Ms. Piotrowski responded the front door is on Second Street.

3. 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

Chamber of Commerce: Commissioner White reported there is a Chamber mixer on Thursday night at the Cultural Center. Mr. Helms reported tomorrow there is an Airport Ground Breaking at 4:30 p.m., but is separate from Chamber of Commerce.

Tri-Agency: None

IGRC: Mr. Helms reported he was able to attend and met the superintendent. Mr. Helms felt it was a useful meeting that showed what the City and School District is doing. Mr. Helms reported Jeff Harris informed him the School District would be bringing kids down to the Harbor to look at the Art Gallery.

Harbor Safety Committee: None

4. CEO Report. Report on current and planned items

Mr. Helms reported Englund Marine had there grand opening on Friday the 13th. They put a lot into it. He spoke with Kurt Englund after the opening ceremony and Kurt was somewhat disappointed by sales, but they are glad to be in the Harbor. Mr. Helms noted Commissioner White was there for the opening.

Mr. Helms reported Northcoast Ocean Sports & Grill have built two changing rooms with a patio. They have received the permitting approval from the Coastal Commission and N.C.O.S. & G's sign should be up any day now.

Mr. Helms reported the Engineering study of the Roofing Review for the Solar Installation had not come back yet. Trinergys' Roofing Contractor reviewed the structures and took photographs. Contractor sent the measurements and photos to the Third Party Engineer for review and will then share the results with Trinergy's principles. The results are estimated to be available by the end of the month. At that time, we should know condition of Harbor's buildings roofs.

Commissioner Phillips asked Mr. Helms if he had seen the letter from Kevin Hendrik. Mr. Helms responded that he had. Commissioner Phillips asked in regards to what will be happening with that. Mr. Helms responded Mr. Tavasci knew about the issue last week. Mr. Tavasci will be with the contractor tomorrow to review issue. Will have an understanding from an electrical contractor's point of view. Commissioner Phillips reported he spoke with Jessica Mercado EDC and asked her if things were going smoothly. She said there was some hang up from our staff. Mr. Helms commented there are no hang-ups from our staff. We are awaiting Trinergy's new iteration of the contract.

Commissioner Phillips asked how the Harbor is protected when Trinergy hires somebody to do all the construction. He doesn't want to see any liens placed on the Harbor property. Mr. Helms responded Tri-Energy is actually the ones doing the work. He is sure Bob Black will protect the Harbor.

Mr. Helms reported Crescent Electric called and they will get going on their project by the end of the week. Commissioner Phillips asked if he is going to be the one overseeing this. Mr. Helms responded he (Keith) would actually be out there with someone else doing it. Mr. Helms noted that the Harbor would speak with the electrical contractor, who will take care of the problem. Commissioner Feller asked if it was an electrical issue. Mr. Helms responded that it has something to do with the switch placement. He wants to wait for the electrician to tell the Harbor what is going on before he makes any decision or report. Commissioner White asked if Mr. Helms was going to show the electrician the letter and direct him to respond to it. Mr. Helms responded he is going to ask him if he can. Commissioner Phillips commented he just wants assurance that whoever starts the process finished it. Commissioner Feller directed Mr. Helms to keep doing his due-diligence and research any new obstacles that come out of this. Mr. Helms responded he would because he doesn't want a black eye out of this big project. Commissioner Phillips expressed he wants to see this work. Mr. Helms expressed he is worried about the installation and what their lawyer has to say.

Mr. Helms reported on Federal and State Projects. Mr. Helms expressed that the Harbor is going to receive money by the end of May. Marsha sent the Harbor a letter last week. It went through the first level of FEMA. Commissioner White asked if there were any more questions asked after Wilma answered the last set. Mr. Helms responded there has not.

Mr. Helms reported the Harbor received two comments in regards to the permit for the Dredging. One of them was from Fish and Wildlife. Mr. Helms reported the Eelgrass Report from last year was sent to Debra O'Leary. This year, Whelan Gilkerson of Pacific Watershed received permission from Matthew Leitner, Airport Director to do a drone flyover. If this works we will have a map of the eelgrass. Whelan said everything is going great. As soon as we get the video back from the drone we will get it to Debra O'Leary. She then will get it to Fish and Wildlife. Commissioner White asked if this years report is doing well. Mr. Helms responded that is doing as well as last year. Commissioner Feller asked if the Harbor has to have some compliance-reporting biologist diving and surveying the eelgrass areas. Mr. Helms responded that's Pacific Water Sheds Associates annual project. Commissioner White asked if the situation with Ms. Gesselbrock was resolved. Mr. Helms responded that was the second comment, which we needed to get a new EA Environmental analysis and NEEPA Study. Ms. O'Leary reported she called Gene Gessebrock and she said she had confused this permit with another permit. Commissioner White asked if the only thing the Harbor needs to resolve is the eelgrass. Mr. Helms responded that yes that is the only issue.

Mr. Helms reported Hemmingsen Construction completed their work at Starfish and Anchor way. They patched two of the big depressions behind the Chartroom. They have to move away a lot of dirt and they have built up the drains. Commissioner Feller asked about the hole by the North bathroom. Mr. Helms responded he would look into that.

Mr. Helms reported the Land Use Plan is being reviewed and Eric Taylor is assisting the Harbor with that. We are waiting for input so that we can update, get it approved by the Commissioners, and ship it off to the City and County.

Mr. Helms reported the Linda Dawn is back in the water. We had it surveyed. The Surveyor told him what he had to do to fix it. He came in and paid the Moorage for this upcoming year, he paid the surveyor, insurance, he still owes for the Harbor lifting the boat, but we have filed a suit against him. If he has not responded by today, we are going against him for a Summary Judgment. Which then means, we join from removing his license off that boat and we have to get a judgment from the court. Then we have control of the situation. Commissioner White asked does he know what's happening. Mr. Helms responded yes he does know and is very unhappy about the situation. Commissioner Bailey asked if he is out

crabbing right now. Mr. Helms responded yes he is and he got the money to pay the Harbor back from his seafood buyer.

Mr. Helms reported Crab Season is opened and the price went up to \$3.25 per pound because there have been smaller haul outs of the crab pots.

Mr. Helms reported National Earth Quake Conference went well. He did not get to meet everyone on his list, but did get to meet up with the head of CAL-OES and also mentioned to him it is a great project, but haven't gotten paid by FEMA yet. Also got to talk to his deputy who said they should have money to look at a vertical evacuation center this coming Fiscal Year and talked to Kevin Miller about it. So he spoke with Kevin Miller while we were there. It was well worth going. He was also able to meet up with some people from FEMA headquarters.

Mr. Helms reported Harbor Maintenance excavated the sinkhole by the Travel Lift Dock. We then formed it up and poured in five yards of concrete. This should be open tomorrow.

Mr. Helms reported there is an aluminum boat that is being ferried to Port Angeles and we are trying to lift it up to place it on the truck. We are trying to get Crescent Glass to put in a window form. Commissioner Bailey asked if it was too difficult or wide to fit in the lanes. Mr. Helms responded it is 14 feet wide and will probably need a pilot car.

Mr. Helms reported Harbor staff employee John Marques, who has been here for 20 years, is looking to retire in June. We are not going to replace him with a full time person now. We are going to hire two temporary people and do a long interview before bringing on a full time person. We also have a new temporary person who started for Marina Front Desk area.

Mr. Helms reported he did a breakdown of what was spent for mileage charges. There were three long trips and compared to airfare it was still cheaper to drive. Maybe the better way to go is to rent a car. Commissioner Phillips expressed Mr. Helms has been fair in charging the mileage. Commissioner Phillips wanted to know with the information given if it would be beneficial for the Harbor to get a road worthy car. Mr. Helms responded after looking things over he feels what the Harbor is doing now is a cost affective way instead of getting a new vehicle.

Mr. Helms reported Harbor marketing is up to 1400 likes on Facebook. We had 16,876 likes on our page and 177 shares on the post we did about the opening of crab season.

Commissioner Feller asked about how the crab look coming in. Mr. Helms responded it is going good. Commissioner Bailey hauled thousands of pounds of crab already. Commissioner Feller asked how many pounds have come in this year. Mr. Helms responded he is not sure, but the number of crab will drop pretty fast. Commissioner Bailey commented he has hauled probably 60,000-70,000 pounds of crab. Commissioner Feller asked how much is coming off the dock. Mr. Helms responded it been well so far. Commissioner Bailey commented we have been sending a Semi truck every other day to San Francisco. Commissioner Feller asked if that was about 15,000 pounds. Commissioner Bailey responded 10,000-15,000 pounds.

Commissioner Phillips asked if the Harbor has heard anymore about the Governor coming to visit. Mr. Helms responded the Mark Ghilarducci really wants to come up and would like to bring Governor Jerry Brown with him because this is a huge project. Commissioner Phillips asked Mr. Helms to mention this to Senator McGuire as well. Mr. Helms responded he would be happy too.

Commissioner Phillips asked in regards to the tide lines. Mr. Helms responded Commissioner White talked to the County about new flood maps. Mr. Helms stated Heidi commented they don't sell insurance, but it would have affected businesses like; Northcoast Ocean Sports & Grill and the Main building. Commissioner White asked if the Harbor could contest it. Commissioner Bailey reported if we had a Tsunami at high tide we would have a flood. Mr. Helms responded the only thing we could do is have a scientist from Humboldt

State study this. Commissioner White asked if the insurance would be much different than before. Mr. Helms responded no it wouldn't be much different.

Commissioner Phillips asked if a request for the Farmers Market to use the Harbor facility could be added to the next agenda. Mr. Helms responded that yes he can do that.

Commissioner White asked if there was any follow up regarding the shrimp and getting them certified. Mr. Helms responded he does not have any follow up because that fell to Supervisor Hemmingsen and Randy Smith. There is no way for us to pitch in right now and the thing to do would be to put political pressure on the situation. Supervisor Hemmingsen has his own political connection and Mr. Helms doesn't want to step on his toes if he has anything going on. Commissioner White reported BC Fishing has a brand new plant up in Brookings and are processing shrimp. Mr. Helms commented we started a waiting list for Hoists. BC Fisheries is the first one on the list. They work with a lot of people here. BC Fisheries is very interested in becoming a buyer here.

Commissioner White asked if Englund Marine has accepted the lease. Mr. Helms responded Jeremy Davis had been out of town. He got the redline lease back from the attorneys and will be emailing it to Mr. Helms so he can get it over to Bob Black. They agree with all the major points.

Commissioner White asked if anything is happening with the old building. Mr. Helms responded their really interested in getting that settled, but initially if you remember last year we wanted them to have a signed lease first before we started any hard negotiations on the building. Commissioner White asked if we have done any marketing on the old building. Mr. Helms responded we have sent out electronic flyers to breweries. We haven't gotten any responses back yet, but we are trying to get it going.

Commissioner White asked for a report on Berthing and Collections. Terri Fansler reported we are working on collecting, we have sent out invoices, and are actually getting money back. If they are gone in the 60 days we are trying to call them, to let them know we need to work something out. There were two of the boats that owed money, but their bookkeeper came in and paid us.

Commissioner White asked about Little Hawk. Ms. Fransler responded he made a payment yesterday. Mr. Helms reported he would like to bring something to the Lease Committee. He is getting killed on sewer and water. He was wondering if he could give the Harbor their 25% share of the coins sells after deducting the water and sewer bill. Commissioner Feller asked who is the Lease Committee. Mr. Helms responded it is an Ad-Hock basis.

Commissioner Phillips reported he has nine \$100 gift cards that were left over from the fisherman. There's a list of the fisherman who have picked up a card. RHS would like to wash its hand of this and turn it over to the Harbor. Also there are two checks from Jon Alexander. He made a call to him and you can send them back to him. He brought information about the anchors that are in our Harbor to put in the history.


5. 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 following Commissioner(s) commented on the following: Commissioner White noted that he wanted to plant a seed to have something done across from the Fisherman's restaurant, such as building a theater. Mr. Helms responded he would look into something right sized for that location. We need to draw more people in the Harbor. Commissioner Phillips suggested having little shops that sold different items such as Olive oil fused with varieties of Vinegar or different types of salt. Commissioner Feller asked if there was any more news with Marine Mammal Center moving the Whale. Mr.


Helms responded he received a bid from Sparky Richeritch and should have another from George by the end of the week. Commissioner Feller suggested putting the whale at the end of the road next to the Fisherman's Restaurant.

6. Adjournment

There being no further business to come before the Commission, President Ramsey adjourned the meeting at 7:57 p.m., until the next regularly scheduled meeting on June 7, 2016 at 5:30 p.m.



James Ramsey, President



Scott Feller, Secretary

Approved this 19 day
of July, 2016
Possession

