

**MINUTES OF THE REGULAR SESSION
OF THE BOARD OF HARBOR COMMISSIONERS OF THE
CRESCENT CITY HARBOR DISTRICT**

July 15, 2008

COMMISSIONERS PRESENT:

Garry Young
John Yingst
Ray Martell
Ron Phillips

COMMISSIONERS ABSENT:

Patrick Bailey

OTHERS PRESENT:

Richard Young, C.E.O./Harbormaster
Kenneth Towe, Harbor RV Anchorage
Kathy Yingst
Rosalie Leaberry
Mary Young
Rick Hufford

Karen Phillips, P.S. Secretarial
Lacy Cusmano, P.S. Secretarial
Michelle Ma, Daily Triplicate
Paul Dillard
Joe Wallace

Public Comment prior to closed session.

Closed session regarding one item: Pursuant to Government Code Section pursuant to Government Code Section 54956.8 Conference with real property negotiators. Harbor District negotiators Patrick A. Bailey, John Yingst, Richard Young. Property: Coast Redwood Art Association lease at 140 Marine Way.

The closed session was cancelled prior to the meeting and was not held due to there being no matters to discuss.

Call to order for the regularly scheduled meeting.

President Martell convened the meeting in regular session at 6:30 p.m.

Pledge of allegiance.

The pledge was led by Commissioner Young.

Consent calendar. Possible Board action. REMOVAL OF ITEMS FROM THE CONSENT CALENDAR: Public comment: Requests to remove items from Consent Calendar. Motion to approve the following consent Calendar items.

A.i Approval of the warrants issued since July 1, 2008.

A.ii Approval of the minutes of the regular meeting of July 1, 2008.

THERE BEING NO PUBLIC COMMENTS REGARDING THE CONSENT AGENDA, AND ON A MOTION BY COMMISSIONER PHILLIPS, SECONDED BY COMMISSIONER YINGST, AND UNANIMOUSLY CARRIED, WITH COMMISSIONER BAILEY ABSENT, THE BOARD OF HARBOR COMMISSIONERS APPROVED AND ADOPTED THE CONSENT CALENDAR, CONSISTING OF ITEMS A.i AND A.ii, AS PRESENTED.

Public comment.

The following public comments were made: None.

Discussion and consideration of setting a workshop with George Williamson of PlanWest Partners to discuss Board goals, the Master Plan, and Harbor zoning. Possible Board action.

C.E.O. Young reported on the PlanWest Partners proposal to hold a workshop regarding the Master Plan, goals and zoning. Commissioners asked to have the Master Plan revisited to begin the process of changing zoning so it reflects the goals of the plan, to discuss the individual goals of each Commissioner, and to develop a common strategy to complete these goals. After some discussion the date of July 29 was chosen for the first public workshop of the Master Plan revisit at 5:30 p.m. Discussion was held regarding an alternate date for the workshop being Saturday, August 2, 2008 during the day time. Mr. Young will ask that PlanWest Partners bring an assistant to take notes, if the meeting is on August 2nd, as there will be no action and the recording secretary will not be available on that date. Staff will notify the parties of the date after contacting PlanWest.

Discussion and consideration of approving a discount on moorage for vessel owners filling out documents in support of a Community Development Block Grant (CDBG) for rebuilding the inner boat basin. Possible Board action.

Discussion was held regarding the CDBG grant application and having the Small Business Development Center assist vessel/business owners fill out the applications to assist with the grant. Staff presented a recommendation that would all a moorage discount of \$200 for each individual boat owner who completes the paperwork required to certify jobs for the CDBG application for Harbor reconstruction matching grant funds. Commissioners and staff stressed how important this process is to the overall project and discussed how the funds would be used if the grant were approved. All funding from such a grant would be used as the 5% matching funds that the Harbor needs in order to access the FEMA funding for the reconstruction of the Harbor. Commissioner Phillips asked that a \$200 discount be given and then at the completion of the grant

another \$100 discount be given. Commissioner Yingst asked that the recently approved rate increase be forgiven if vessel owners fill out the paperwork, instead of giving the \$200.00 discount. Discussion was held regarding the vessel owners reactions and what the greatest discount was; either the moorage rate discount of \$200.00 (one time), or the forgiveness for the 10% fee increase (this year only) recently passed. Commissioner Yingst would like to see more fishermen involved and asked what process has been used to get the vessel owners attention and cooperation. Staff outlined the meeting process, the partnership with SBDC to allow for complete confidentiality of the records, posting of meeting notices and the fact that the meetings were held at the Rural Human Services offices in order to put one more layer of distance between the Harbor and the process.

A MOTION BY COMMISSIONER YINGST, TO FORGIVE THE 10% INCREASE ON MOORAGE RATES FOR THOSE VESSEL OWNERS WHO FILL OUT THE CDBG PAPERWORK, FAILED TO PASS WHEN IT DID NOT RECEIVE A SECOND.

Paul Dillard asked if a total percentage of the owners need to sign the grant documents, and what the guarantee of funding would be. Staff indicated that there was no guarantee of funding, and that job retention needs to be certified in order to get \$35,000/per job, which equals 72 jobs for each of the two years. The funds from the grant would be used for the required match funding for the Harbor project. The grant approval is not guaranteed. Mr. Dillard is concerned about there not being guaranteed funding and giving the discount in fees (the Harbor losing revenues) and then not getting a grant.

A MOTION BY COMMISSIONER YINGST, TO FORGIVE THE 10% INCREASE ON MOORAGE RATES FOR FY 2008-2009, IF THE GRANT IS SCUCCESSFUL, TO THOSE VESSEL OWNERS WHO FILL OUT THE CDBG PAPERWORK, FAILED TO RECEIVE A SECOND.

Ken Towe asked who would be the first to fill out the paperwork for the loan; he thinks that there is more chance of the paperwork getting done if everyone is in the room all at one time. Staff indicated that the information from local vessel owners is needed by September to meet the grant application deadline. Rick Hufford asked the Commissioners to give vessel owners \$200 for two years in order to complete the paperwork. He wants some assurance that the paperwork would not go past the CDBG application process and that it be kept confidential. On July 20 and 23, 2008, meetings will be held at RHS to discuss the paperwork needed and to help vessel owners complete the documentation. Staff and commissioners indicated that there is no guarantee the Harbor will get the funds even if all vessel owners cooperate; however, if granted all of the funds will all go toward the 5% match funding the Harbor needs in order to complete the reconstruction of the Harbor. Joe Wallace commented on his discussions with fellow vessel owners and their feelings regarding creating more slips (referring to the engineered drawings for the reconstruction), and he asked why the board did not just rebuild the basin as it is. He thinks that the extra expenses could be used more wisely. He outlined, on the drawings, his idea for the end of the docks coming into the Harbor and what he considers an issue (with high winds and one or more vessels coming into the Harbor). Staff indicated that some of those comments were good and that they brought up issues of concern that needed to be addressed. Mr. Wallace would like to see less money being expended. Commissioner Yingst stated that he wanted to see something different from the consultant. Staff indicated that one

alternative to the CDBG grant would be to get a legislator to support legislation for funding for the Harbor.

ON A MOTION BY COMMISSIONER PHILLIPS, SECONDED BY COMMISSIONER YINGST, CARRIED ON A THREE-FIFTHS VOTE WITH COMMISSIONER YOUNG ABSTAINING, AND COMMISSIONER BAILEY ABSENT, THE COMMISSIONERS VOTED TO APPROVE A \$200 PER VESSEL OWNER DISCOUNT IN MOORAGE FOR PARTICIPATING IN THE SMALL BUSINESS DEVELOPMENT CENTER CDBG APPLICATION, WHICH WILL BE PAID UPON THE COMPLETION OF THE PAPERWORK, ALL INFORMATION WILL BE HELD IN CONFIDENCE BY THE SBDC.

Discussion was held regarding the paperwork needed by SBDC.

Discussion and consideration of amending the FY 2008/09 Budget to include funding for the RV Park Model project. Possible Board action.

C.E.O. Young reported that this was something that should have been included in the FY 2008-2009 budget. Staff asked for approval to amend the budget to add the \$30,000 for the RV Park Project to the Capital Expenditures for FY 2008-2009.

ON A MOTION BY COMMISSIONER YOUNG, SECONDED BY COMMISSIONER PHILLIPS, AND UNANIMOUSLY CARRIED, THE BOARD OF HARBOR COMMISSIONERS APPROVED, ON A UNANIMOUSLY CARRIED POLLED VOTE, WITH COMMISSIONER BAILEY ABSENT, THE ADDITION OF THE \$30,000 FOR THE RV PARK PROJECT TO THE CAPITAL EXPENDITURES FOR FY 2008-09 HARBOR DISTRICT BUDGET.

Discussion and consideration of approving repairs to the roof of the building currently occupied by Alber Seafoods. Possible Board action.

C.E.O. Young reported on the replacement of the roof of the Alber Seafoods building. Between the insurance and Office of Emergency Services funds the Harbor will need to come up with \$3,122.07 for a portion of the roof. Commissioners asked questions regarding fixing the roof, the structural integrity and whether or not Alber's would be occupying the building.

ON A MOTION BY COMMISSIONER YOUNG, SECONDED BY COMMISSIONER YINGST, AND UNANIMOUSLY CARRIED, WITH COMMISSIONER BAILEY ABSENT, THE BOARD OF HARBOR COMMISSIONERS VOTED TO EXPEND THE \$3,122.07 TO REPLACE THE DAMAGED SOTHEAST SIDE OF THE BUILDING (92 FEET).

Committee reports from other standing and ad hoc committees.

The following committee reports were made: Commissioner Yingst indicated that the Lighthouse Museum folks would meet from 2:00 to 4:00 p.m., this Saturday at the Lighthouse Inn; President Martell reported on the Tri-Agency meeting last week and the interviews for the Executive Director position; C.E.O. Young reported on the union negotiation meeting, their consensus, and report for the next meeting; an IGRC meeting held, wherein the Wastewater Treatment Plant was noted as being on schedule, discussions are being held regarding treatment and discharge of wastewater through the City; the School District reported that it is considering putting a bond measure on the

November ballot and others concerns regarding more pressing issues that need to be addressed in the community.

C.E.O.'s report on current matters and issues planned or in progress.

The C.E.O.'s report consisted of the following topics: 1) meeting with fisherman and local businesses - meeting held on Monday, another will be held Thursday, support of the fishing fleet is very important, and if not gained, may jeopardize the whole Harbor and fleet; 2) Local Transportation Committee – TAC – topic of discussion was beachfront park Harbor Trail north, the trail is underway and is currently being held up because the bridge is in the right of way and Caltrans insists that the bridge support vehicular traffic, the City is working on it; 3) vessel Sujon – is being prepared for dismantling; 4) Crescent Harbor Art Gallery – ongoing negotiations are anticipated and the group will be getting back to staff; and 5) travelift – the new motor is being installed.

Board comments.

The following commissioners made comments: Commissioner Young asked about the rails at the Chartroom. Staff indicated that they want to investigate the suggestion by Two Guys that they be steel. Staff suggested aluminum. Commissioner Yingst indicated that the Harbor has been taking a bashing in the paper by the art gallery. If the number of members divided the amount of rent between them it would pay for the rent increase. He mentioned that we are losing the best Triplicate reporter that we have ever had, Michelle Ma. Commissioner Phillips seconded that comment.

Adjournment.

There being no further business to come before the Harbor District Board of Commissioners, President Bailey adjourned the meeting at 7:50 p.m., until the next special workshop session scheduled on July 24, 2008 at 5:30 p.m.

Patrick A. Bailey, President

Ray Martell, Secretary

Approved this _____ day
of _____, 2008.