

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

**September 10, 2009**

**COMMISSIONERS PRESENT:**

Ray Martell, Secretary  
Ron Phillips  
James Ramsey (arrived @ 7:43 p.m.)

**COMMISSIONERS ABSENT:**

Jack Reese, President  
Scott Feller

**OTHERS PRESENT:**

Richard Young, C.E.O./Harbormaster  
Robert N. Black, Counsel  
Mark Danner  
Ted Trenkwalder, Ben C. Gerwick, Inc.  
Kathryn Murray  
Rita Snyder

Wilma Madden, P.S. Secretarial  
Ward Stover, Stover Engineering  
Jon Olson, Stover Engineering  
Webb Hayes, Ben C. Gerwick, Inc.  
Dennis McGuire  
Ken and Lynne Sullens

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**Secretary Martell opened the meeting at 6:30 p.m. in open session to discuss the following agenda items.**

**Commissioner Phillips led the Pledge of allegiance.**

**Public comment.**

The following persons addressed the Commission: No comments were received from the public.

- 1. Discussion and consideration of design issues regarding the inner boat basin with Ward Stover of Stover Engineering and Ted Trenkwalder of Ben C. Gerwick, Inc.**

**The purpose of this agenda item is to hold a workshop style discussion of alternative designs and design issues for the inner boat basin between the public, the Board of Harbor Commissioners, and the engineers.**

Mr. Stover presented a brief history of this project, including discussions held regarding potential designs, cost estimates and research into potential funding sources. Presently, they are in the schematic design process; however, there are still a number of permits to obtain before the final design and construction portions of the process. Mr. Stover reviewed the anticipated timeline for the project. Mr. Trenkwalder discussed the structural engineering design portion of the project. Secretary Martell asked if other alternative were being looked at as well as pilings. Mr. Trenkwalder responded that, yes, they are looking at options of other outflow or a change to the breakwater. He reviewed the alternative design layouts for the berths. Mr. Stover indicated there was concern about the configuration and size of the slips at the workshop held earlier in the day. He added that the slips on the east side will remain in pretty much the same layout as they are currently. Mr. Stover indicated they would need to consider a few longer, wider berths, such as a 28 foot wide by 70 foot long and 25 foot wide by 60 foot long. Secretary Martell asked if there was an established ratio of sizes to number of slips. Mr. Stover responded that it varies as each harbor has different market, so the ratio of slip sizes varies. Mr. Young indicated that larger slips are the current trend as boats are getting larger. He added that some harbors rent slips based on the square footage as opposed to linear footage. Mr. Young indicated that they need to look at what they envision the future use of the harbor to be. There may not be as many commercial or recreational fishing boats, or they may want to look at liveaboards and transient vessels. Mr. Young added that the harbor has a poor reputation right now for transients due to the facilities currently available. But, they can update facilities if liveaboards or transients are the trend. Secretary Martell asked what work can be funded through the Office of Emergency Services (OES) funding and what would have to be funded by the harbor. Mr. Young responded that OES is paying 75% of tsunami damage replacement, with the 25% match the responsibility of the harbor. He added that they have received Community Development Block Grant (CDBG) funds to cover the match amount. The CDBG funds can be used to revitalize the harbor if any is left after the tsunami repairs are completed. Secretary Martell what for the cost estimate for the repairs. Mr. Stover indicated that OES was estimating the total cost at \$13.2 million, but the size of the pilings and floats is not determined yet. Mr. Stover felt that it would be closer to \$20 million with the contingency. The \$22.5 million estimate includes additional dredging with another \$1.3 million for mitigation. Mr. Stover explained that the OES estimate is based upon the level of quality that is in harbor now; but there is a wide range of quality, and architectural styling, for which OES might not fund the full cost. Commissioner Ramsey expressed concern about the 99 foot width of the fairway, and the possibility of a traffic jam. Mr. Trenkwalder commented that they could consider moving the walkway in by a few slips, which would allow more maneuverability. He added that bathrooms weren't in the scope of work. Mr. Young indicated there might be possible funding from the Coastal Conservancy, but their funding is tight right now due to State budget issues. Commissioner Phillips commented on issues with attracting houseboats, and expressed concerns about the pump-out stations, as well as barge and other services, that would be necessary for them. He asked if they could have a business plan on the cost to operate inner harbor. He felt they needed to look at larger boats, as smaller boats are only here in the summertime and can be accommodated on the other side. He added that they need to

determine how many slips are needed for larger boats, and liked the idea of more of the 40 and 50 foot slips on left side, with larger slips on the right side. Mr. Stover commented that they could use floats to give fisherman a chance to see how the configuration changes would affect boat traffic. Secretary Martell wondered about having space for small shops on a pier. Mr. Young responded that would be better off in another area of the harbor. Commissioner Phillips concurred, indicating that their inner basin has to be their parking lot. Mr. Stover led a discussion on dock utilities and pump-out stations. He pointed out that liveboards need to be made to utilize the pump-out station regularly. He suggested they move the pump-out station to the work dock. Mr. Young commented that the work dock is used as a tie-up for transients, which would block access to the pump-out station. He felt the administration dock was a better site for pump-out station. He added that a bilge pump-out needed to be a separate discussion, as they don't have one now, and asked the Commissioners if they wanted to include one in this project. Secretary Martell asked if there were regulations for bilge pumpout. Mr. Young responded there were, and commented on green+ marinas, indicating that now would be the time to include those types of items. Secretary Martell asked what kind of system a bilge pumpout would hook into. Mr. Young responded that it is an oil separator system. Secretary Martell asked if it would require an NPDES permit. Mr. Young responded that it would, but that Water Quality was moving towards all harbors being considered as dischargers and requiring permits as such. He added that the cost ranged anywhere from \$100,000-200,000 per year for the permits. Commissioner Phillips indicated he was in favor of a bilge pumpout. Mr. Young added that the State was doing this without the consultation of harbors and marinas. Mr. Hayes commented that Woodley Island in Eureka has a bilge pumpout, but it does not work properly. Mr. Black suggested they might be able to apply to the Coastal Conservancy for funding for the bilge pumpout. Mr. Stover then commented that the electrical work is an important improvement. A 50amp/220volt service available at the docks was requested at the earlier workshop. He indicated they will be discussing the electrical service with OES. Mr. Stover then commented on lighting, and asked if there was a desire to maintain the large overhead lighting, or if it would be acceptable to go with low pedestal-style lighting instead. Mr. Danner felt that self-contained solar units could be used for dock lighting. He added that they could also run security cameras from the solar units as well. Secretary Martell indicated that he liked idea of doing without the tall lights on the interior. Mr. Young commented that the lower down-facing lights were more favorable. Mr. McGuire asked about the effect to safety and security. Mr. Young responded there would be enough lighting provided to avoid safety hazards as well as providing security, but it would not necessarily be tall. Mr. Stover indicated that at least of some of docks needed to be Americans with Disability Act (ADA) compliant. He asked if all should be ADA compliant, or only the minimum number required. He indicated that the feedback at the earlier workshop was for only the minimum required. Mr. Danner and Secretary Martell indicated they were not in favor of the proposed ADA gangway locations. Mr. Stover commented there may need to be revisions, as the ADA requirements change every year. Commissioner Ramsey asked how many gangways would be affected. Mr. Stover responded that four were approved for funding from OES. He added that most gangways were plywood now, which can be slippery and the intent is for a gangway design that won't be a slipping hazard (such as aluminum). Mr. Stover also indicated that there is no mechanical dock security now and would like to hear what others like to have in the way of dock security. Secretary Martell asked Mr. Young what he felt might work well for this harbor operation. Mr. Young responded that they plan to use an electronic key tag type system. Secretary Martell asked if the anticipated cost was over and above the OES

scope. Mr. Stover responded that it was. Secretary Martell commented that it made sense to do the security system at same time, even if it would not be covered under OES funding. Mr. Stover commented that they could include extra conduit now to use for the system later, at a minimum. Commissioner Ramsey asked if there were ideas on fencing/gate materials. Mr. Hayes indicated there were a number of choices, ranging from chain link to wrought iron style gates. Commissioner Phillips suggested the gates be open during day and only locked down at night. That would allow the harbor to be sure that any liveaboards are paying liveaboard fees. Mr. Trenkwalder commented that this was one of the most open marinas they have seen in California. Commissioner Phillips asked if they could build out over the riprap a little before starting a gangway. Mr. Trenkwalder responded that could be a viable solution. He added that OES probably would not be concerned with that option. Mr. Trenkwalder then commented that the ADA bathroom design could be an issue as well. Mr. Stover indicated that they could consider small retaining walls and concrete work in order to make ADA compliant gangways and asked if the concrete work should incorporate artistic design features. Secretary Martell felt that would be worthwhile. Mr. Stover pointed out that rough surface concrete is more difficult to clean if vandalized. Mr. McGuire commented they should make the concrete aesthetically pleasing as the harbor is a visitor attraction as well. Ms. Sullens asked what type of security monitoring would be incorporated. Mr. Danner remarked that there are small cameras that would work for the area. Ms. Sullens asked if the bathroom showers would be ADA compliant. Mr. Young replied that they would be ADA compliant. Commissioner Phillips asked Mr. Stover to come back with three designs. Mr. Young commented that if attracting transients (yachts) is what they want to pursue, then aesthetics are an important issue. Commissioner Ramsey indicated that he would like to see the harbor a little more classier; that an improved image would help the harbor. Mr. Stover asked if there was anything down on the docks that people don't like at present. There was no response from public. Mr. Stover then asked if there were other facilities they were familiar with that had items that should be incorporated here. Ms. Snyder thought more places like Lucy's should be available during crab season, etc. Mr. Young indicated they would like to accommodate direct marketing of fish from the boats, and would like to include some designated spaces for that type of operation. He acknowledged they were limited on space. Mr. Stover indicated they could incorporate wider fingers on some of the slips to accommodate the public sales aspect. Secretary Martell liked the idea of having a designated area that would make it easy for the public to find them. Commissioner Ramsey said he has had several people ask him about moving the farmers market to the harbor. Secretary Martell added that he wanted to encourage tourists to visit. Commissioner Phillips added that he wanted the harbor to be tourist/visitor friendly with a well-kept, clean design. Secretary Martell expressed the desire for classy styling. Commissioner Phillips commented that they also needed some side ties. Mr. Danner commented that they should look at retail shop space in the future. Ms. Murray indicated that walking closer to the water was an attractive feature for the public. Commissioner Phillips asked if it would be feasible to tie A, B and C docks together. Mr. Trenkwalder replied that could be a possibility. Mr. Young pointed out that the issue of the design of the inner basin is a standing item on Harbor Commission agenda, with meetings held on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays. Anyone can come and bring up ideas at any of those regular meetings. Secretary Martell thanked Mr. Stover, Mr. Trenkwalder and Mr. Hayes for their presentation.

## **2. Board Comments.**

The following commissioners made comments: Commissioner Phillips wanted to see more publicity, which might generate more interest from public. Mr. Stover replied they would take today's ideas and combine with the tsunami issues to come back with more alternatives. He added that they need to get the big picture painted in order to move forward with the necessary permits. Commissioner Phillips commented that alternative 4 was pretty good, with some minor tweaks. He added that he liked the idea of waterside walkways. Commissioner Ramsey would like to see it as green as possible, with the use solar and wind generators as much as possible. He added that wind should be especially viable here. He indicated he would also like to see some way for the public to feel like they're next to the water even if there are gates locked to the gangways. Commissioner Phillips indicated that he would also like each slip to have its own meter.

### **3. Adjournment**

There being no further business to come before the Commission, Secretary Martell adjourned the meeting at 7:58 p.m., until the next regularly scheduled meeting on September 15, 2009 at 6:30 p.m.

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Jack Reese, President

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Ray Martell, Secretary

Approved this \_\_\_\_\_ day  
of \_\_\_\_\_, 2009.