

AGENDA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

DATE: December 6, 2012

TIME: 6:00 p.m. Executive Closed Session
7:00 p.m. Regular Session

PLACE: Woodley Island Marina Meeting Room

The Meeting Room is wheelchair accessible. Accommodations and access to Harbor District meetings for people with other handicaps must be requested of the Director of Administrative Services at 443-0801 24 hours in advance of the meeting.

1. Call to Order at 6:00 p.m.

A. Move to Executive Closed Session pursuant to the provisions of the California Government Code Section 54956.8 (Conference with Real Property Negotiator)

1. Conference with Real Property Negotiator
Negotiating Parties: Paul Brisso, District Counsel; Mike Wilson, Board President; Jack Crider, Chief Executive Officer

Under Negotiation:

- ❖ Freshwater Tissue Company property purchase negotiations

2. Adjourn Executive Closed Session

3. Call to Order Regular Session at 7:00 P.M. and Roll Call

4. Pledge of Allegiance

5. Report on Executive Session

6. Public Comment

Note: This portion of the Agenda allows the public to speak to the Board on the various issues not itemized on this Agenda. A member of the public may also request that a matter appearing on the Consent Calendar be pulled and discussed separately. Pursuant to the Brown Act, the Board may not take action on any item that does not appear on the Agenda. Each speaker is limited to speak for a period of three (3) minutes regarding each item on the Agenda. Each speaker is limited to speak for a period of three (3) minutes during the PUBLIC COMMENT portion of the Agenda regarding items of special interest to the public not appearing on the Agenda that are within the subject matter jurisdiction of the Board of Commissioners. The three (3) minute time limit may not be transferred to other speakers. The three (3) minute time limit for each speaker may be extended by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District. The three (3) minute time limit for each speaker may be enforced by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District.

7. Consent Calendar: None

Note: All matters listed under the Consent Calendar are considered to be routine by the Board of Commissioners and will be enacted by one motion. There will be no separate discussion of these items. If discussion is required, that item will be removed from the Consent Calendar and considered separately.

Agenda for December 6, 2012 Regular Board Meeting

8. Communications and Reports

- a. Chief Executive Officers Report
- b. Staff Reports
- c. District Counsel's and District Treasurer's Reports
- d. Commissioner and Committee Reports
- e. Other

9. Non Agenda

10. Unfinished Business

11. New Business

- a. Consideration of authorization for Planwest Partners, Inc. to provide professional services for general plan petition to permit development of Woodley Island RV Park and Marine Fueling Station not to exceed \$10,550.
- b. Consideration of Phase 2 surveillance camera electric bid to Robert Colburn Electric, Inc. not to exceed \$10,034.
- c. Consideration of Cascadia Leadership 2013 Training Program for Commissioner Wilson and CEO Crider not to exceed \$2,500.

12. Administrative and Emergency Permits

13. Adjournment

**MINUTES
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT**

December 06, 2012

PRESENT

Commissioner Newman
Commissioner Dale
Commissioner Wilson
Commissioner Marks
Commissioner Higgins

President Wilson called the Executive Closed Session to order at 6:00 p.m.

President Wilson adjourned the Executive Closed Session at 6:55 p.m.

President Wilson called the Regular Meeting of the Board of Commissioners to order at 7:03 p.m.

District Counsel, attending by phone, reported out of the Executive Closed Session as follows: Freshwater Tissue Company property purchase negotiations – no action to report; said the Commission is discussing potential Exclusive Right to Negotiate for the Samoa property.

President Wilson asked Commissioner Dale to lead those present in the Pledge of Allegiance.

PUBLIC COMMENT

Jessica Hall, new Executive Director for Humboldt Baykeeper, introduced herself to the Board and said the Baykeepers agrees with the position of the District in the letter sent to CalTrans regarding the billboards.

CONSENT CALENDAR: None

CHIEF EXECUTIVE OFFICER REPORT

- ❖ Said it has been an interesting process with the District participating in the Prosperity 2012 economic development project prioritizations.
- ❖ Showed an updated map of two alternatives to the Samoa Industrial Waterfront Transportation project; said the project has been through about five different alternative routes to address property owners' concerns and link to the County access road to get a federal designation.

Commissioner Wilson said on the Samoa Peninsula, there are no federally designated feeder roads to the highway system, so projects the District wanted to pursue were not eligible for funding. Commissioner Wilson stated this project should remedy the problem.

- ❖ Had a meeting with Bar Pilots and California Redwood Company, Mendocino Forest Products and Green Diamond Resource Company to better understand forest resources, facility locations, transportation costs and product market; said this area has many opportunities.
- ❖ Has plans to build up the dock at Redwood Marine Terminal Berth 1 to create access for the commercial fishing fleet and seafood processors.
- ❖ Reported Taylor Mariculture's Coastal Commission permit for their Berth 2 facility was approved and they have plans to make many improvements.
- ❖ Said Shelter Cove Fish Cleaning Station lease negotiations are ongoing and the District is still working on solutions for the discharge pipe.

Director of Conservation stated the Regional Water Quality Control Board could force the District to eliminate the pipe at any time; they have been discussing it for five or six years.

STAFF REPORT

Bar Pilot John Powell

- ❖ Stated he has been working on Marina soundings; the last time they were done was in 2007. Reported the average buildup per year has been approximately two feet; a new dredge committee has been formed that will start meeting after the New Year to discuss dredge options.

Commissioner Higgins stated the cycles of buildup are not predictable; they change every year.

- ❖ Reported there were two ships in Humboldt Bay in November; the next one is due Sunday.

Director of Facility Maintenance

- ❖ Planning dock repairs for sections of A-dock this winter; Docks E and F end ties are on the schedule for spring.

Director of Conservation

- ❖ Has been following up on an Emergency Permit for Fields Landing from a few years ago for emergency shoreline protection.
- ❖ Said the Spartina Management Plan and EIR are out; so far, all the work that has been done has taken place on Humboldt Bay National Wildlife Refuge.
- ❖ Stated the final revisions for the Water Trails CEQA has started; next will be the permit process.
- ❖ Reported interagency discussions have been ongoing for aquaculture expansion before the final permit applications and CEQA.
- ❖ Said sea level rise grant and contracting details are being finalized and that the District will most likely be involved with that project.
- ❖ Stated Redwood Marine Terminal Building 14 demolition is underway.

Director of Administrative Services

- ❖ Reported the financial reports for October are before the Board.
- ❖ Said the new Marina Management software is scheduled to be installed with training provided to staff January 23 through 25.
- ❖ Stated website revisions are ongoing.

DISTRICT COUNSEL REPORT: None

COMMISSIONER AND COMMITTEE REPORTS

Commissioner Newman

- ❖ Collected crab quality samples today for the third testing; the results should come in tomorrow.

Commissioner Dale

- ❖ Went with Commissioner Higgins and CEO to Shelter Cove.
- ❖ Met with Commissioner Higgins and CEO and representatives of the public for the RV Park subcommittee.

Commissioner Wilson

- ❖ Had meetings with CEO, two different meetings with HSU, and Humboldt Bay Municipal Water District staff.

Commissioner Marks

- ❖ Reported Samoa did not lose power through the winter storms the area has been having.

Commissioner Higgins

- ❖ Said he is encouraged by the progress at meetings at Shelter Cove.
- ❖ Met with the RV Park subcommittee; had many public comments regarding the Feasibility Study.
- ❖ Has been working with the Eel River Recovery project.

NON AGENDA: None

UNFINISHED BUSINESS: None

NEW BUSINESS

A. CONSIDERATION OF AUTHORIZATION FOR PLANWEST PARTNERS, INC. TO PROVIDE PROFESSIONAL SERVICES FOR GENERAL PLAN PETITION TO PERMIT DEVELOPMENT OF WOODLEY ISLAND RV PARK AND MARINE FUELING STATION NOT TO EXCEED \$10,550.

Commissioner Wilson stated this Item is not for project approval; it is the beginning of the petition application with the City to get input from various departments and the City Council to say if they believe it fits in the overall city plan.

Commissioner Marks said he wanted to hear from the RV Park Subcommittee members.

Commissioner Dale said at the Subcommittee meeting there were interesting ideas such as solar or wind power production; he stated while these ideas would not necessarily generate revenue, they would aid in cost reduction.

Commissioner Higgins reported no matter what action the Board took, he would like to hear public comment.

Ken Bates of the Humboldt Fisherman's Marketing Association said he has spent a good deal of time talking to the CEO and many revenue-generating ideas were suggested. Mr. Bates stated while the Humboldt Fisherman's Marketing Association has not had the opportunity to review the revised RV Park Feasibility Study due to the Subcommittee's first meeting being today, he has some concerns.

Susan Penn reported the first day the RV Park Subcommittee met was today; she is concerned about issues she feels should have been addressed in the primary study such as what CalTrans will require on the tunnel access and setbacks from the Wildlife Preserve required by the California Department of Fish and Game. Ms. Penn said she feels these conversations should take place before the District spends \$10,000.

Kevin Collins stated he thought the District providing solar power to other government agencies was a good idea.

Commissioner Wilson reported he has heard comments that this project is going too quickly; it is due to the City of Eureka starting the General Plan Update, which will probably begin in February.

Commissioner Marks said he wants to delay decision on this project to a later date so the subcommittee can have more time to meet.

Director of Conservation asked if the proposed general plan petition serves to save the District from getting locked out of the General Plan Update (GPU) if the GPU is approved before the District is ready to move forward with a possible RV Park on Woodley Island; or if the project has to go all the way through the process for that not to happen. George Williamson of Planwest Partners stated the Petition would keep the District from getting frozen out of the General Plan Update.

Ken Bates reported that there were five or six sites considered before Woodley Island Marina was built; he said there were many less environmental regulations at that time. Mr. Bates asked the Board to consider a site in Fields Landing due to the City of Eureka's plan lines discrepancies. George Williamson confirmed the City map has discrepancies and it would be up to the City to say which map they were going to use; the District would have to request the City make both maps consistent. Mr. Williamson said the zoning map line matches more closely the actual line. Mr. Bates stated a land use change would be necessary for Woodley Island.

Mimi LaPlant, local artist, reported she is concerned about the aesthetic concerns of changing Woodley Island; she asked the Board to keep the Island clear for public enjoyment, wildlife, and birds. Ms. LaPlant said Eureka has an image of being a destination for travelers, as a monument to the Wiyot Tribe and fishermen lost at sea.

Bill McBroome stated he thought the District should put more berths on I-dock for small vessels to increase revenue.

Dave Bitts of the Humboldt Fisherman's Marketing Association asked the Board to keep their options open due to there being other good ideas; he thanked the Board for considering public input.

Jim Trainer reported the RV park can go in many locations; he suggested a fueling station could generate a lot of revenue. Mr. Trainer said aesthetics and storage on Woodley Island are both important issues, especially the storage for the commercial fishing fleet. Mr. Trainer stated the RV spaces at KOA are not full and if the District chooses to go with smaller ones, he does not believe the spaces will fill up as much as KOA.

Sebastian Elrite of Aqua Rodeo Farms reported he uses the storage and would hate to see it go. Mr. Elrite said he did some tourism and RV research; stated the wear and tear can be high on roads and RV space maintenance can be high.

Vivian Helliwell reported the best part about the proposed RV Park is the conversation it has sparked on alternative ideas. Ms. Helliwell said the Island would be ugly with an RV Park on it and suggested other sites.

David Helliwell stated he has asked many people's opinion regarding the RV Park and they were not happy about it; he said it is a great relief to come on a relaxing Island and that RVs do not appeal.

Kim McCollough reported she has collected over 300 signatures asking that no RV Park go on Woodley Island; some wanted an alternate site.

Susan Penn said Woodley Island is a beautiful place and asked the Board to consider a floating hotel.

Commissioner Higgins stated an RV Park would likely include landscaping; that the Wildlife Preserve has non-native plant species on it and there is room for improvement. Commissioner Higgins reported the proposed RV Park has synergy with the Café Marina and Old Town nearby, but observes that public comment is against the RV Park. Commissioner Higgins said the Coastal Commission added a possible RV Park to the Samoa town plan saying it was an underserved industry; if the District goes bankrupt, all services are gone and dredging does not happen.

Commissioner Wilson stated his parents owned a trailer park as a child but he is not adverse to discussion; HumBoats and Café Marina could use the additional business. Commissioner Wilson reported he has seen places where RV parks have done well that are similar in aesthetics to Woodley Island; he is glad Fields Landing is being discussed due to its development being on the Commission's planning list. Commissioner Wilson said California's coastal-dependent areas are considered important by the Coastal Commission and the decision to change the designation is outside the District's authority; the General Plan update would have to be done before the Coastal Plan Update could.

Commissioner Dale said talking about the proposed RV Park is healthy; there were a few ideas that came up today in the Subcommittee meeting, i.e. quadrupling Marina fees, which are not going to be popular.

Bill McBroom stated he averages around \$8000.00 per year paid to Woodley Island Marina and on the issue of safety, has pulled two children out of Humboldt Bay with the rocks and kids running on the docks, which will be worse if an RV Park is built.

Commissioner Dale reported CEO mentioned maybe Woodley Island could be mitigation for some other project; he said the message coming from the public has been clear, but that does not help the District's revenue issues.

Commissioner Wilson stated time issues are also present in generating revenue.

Kevin Collins reported an RV Park would not pay for itself in three years.

Jim Trainer said a fuel barge and dock could start up in less than one year.

Ken Bates asked the amount of positive or negative input a project needs to be tabled or to go forward.

COMMISSIONER MARKS MOVED TO TABLE AUTHORIZATION FOR PLANWEST PARTNERS, INC. TO PROVIDE PROFESSIONAL SERVICES FOR GENERAL PLAN PETITION TO PERMIT DEVELOPMENT OF WOODLEY ISLAND RV PARK AND MARINE FUELING STATION NOT TO EXCEED \$10,550. COMMISSIONER HIGGINS SECONDED. MOTION CARRIED WITHOUT DISSENT.

Commissioner Higgins stated the RV Park Subcommittee will meet again.

A. CONSIDERATION OF PHASE 2 SURVEILLANCE CAMERA ELECTRIC BID TO ROBERT COLBURN ELECTRIC, INC. NOT TO EXCEED \$10,034.

CEO pulled this Item from the Agenda.

B. CONSIDERATION OF CASCADIA LEADERSHIP 2013 TRAINING PROGRAM FOR COMMISSIONER WILSON AND CEO CRIDER NOT TO EXCEED \$2,500.

COMMISSIONER HIGGINS MOVED FOR APPROVAL OF CASCADIA LEADERSHIP 2013 TRAINING PROGRAM FOR COMMISSIONER WILSON AND CEO CRIDER NOT TO EXCEED \$2,500. COMMISSIONER MARKS SECONDED.

Commissioner Wilson stated this is a program for local leadership and he hopes to get the vernacular of leadership.

Commissioner Higgins reported it is a good opportunity for Commissioner Wilson and CEO to network with other local leaders.

MOTION CARRIED WITHOUT DISSENT.

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ADMINISTRATIVE AND EMERGENCY PERMITS: None


President Wilson adjourned the Regular Meeting of the Board of Commissioners at 9:02 P.M.

APPROVED BY:



Patrick Higgins
Secretary

RECORDED BY:


Kim Farrell
Clerk