

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

**DATE:** December 13, 2012  
**TIME:** 12:00 p.m. Executive Closed Session  
1:00 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 12:00 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 1:00 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. New Business**

- a. Consideration of Exclusive Right to Negotiate with Freshwater Tissue Company for property purchase.
- b. Consideration of contract with Laco Associates to do Phase I environmental study on Freshwater Tissue Company property, not to exceed \$16, 510
- c. Consideration of extension of contracts with Planwest Partners Inc., Kelly-O'Hern Associates and Laco Associates for services related to the Samoa Industrial Waterfront Transportation Access Plan.
- d. Consideration of submittal of a grant application to Caltrans to support the ongoing efforts to control the invasive salt marsh cord grass *Spartina densiflora*.
- e. Consideration of lease with Wild Planet for use of Redwood Marine Terminal Berth 1.

**8. Adjournment**

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

**December 13, 2012**

**PRESENT**

Commissioner Newman  
Commissioner Dale  
Commissioner Wilson  
Commissioner Marks  
Commissioner Higgins

President Wilson called the Executive Closed Session to order at 12:00 p.m.

President Wilson adjourned the Executive Closed Session at 1:00 p.m.

President Wilson called the Regular Meeting of the Board of Commissioners to order at 1:14 p.m.

President Wilson led those present in the Pledge of Allegiance.

District Counsel reported out of the Executive Closed Session as follows: Freshwater Tissue Company property purchase negotiations – no action to report, although it is the subject of New Business Item 7a.

**PUBLIC COMMENT:** None

**NEW BUSINESS**

**A. CONSIDERATION OF EXCLUSIVE RIGHT TO NEGOTIATE WITH FRESHWATER TISSUE COMPANY FOR PROPERTY PURCHASE.**

CEO said this provides a period of negotiation between the two parties until January 31, 2013; the right to extend beyond that date exists if both parties agree.

COMMISSIONER DALE MOVED FOR APPROVAL OF EXCLUSIVE RIGHT TO NEGOTIATE WITH FRESHWATER TISSUE COMPANY FOR PROPERTY PURCHASE. COMMISSIONER DALE SECONDED.

Reweti Wiki stated Humboldt State University is very excited to work with the District on the aquaculture project, which will be located on the property.

MOTION CARRIED WITHOUT DISSENT.

**B. CONSIDERATION OF CONTRACT WITH LACO ASSOCIATES TO DO PHASE 1 ENVIRONMENTAL STUDY ON FRESHWATER TISSUE COMPANY PROPERTY, NOT TO EXCEED \$16,510.**

COMMISSIONER HIGGINS MOVED FOR APPROVAL OF CONTRACT WITH LACO ASSOCIATES TO DO PHASE 1 ENVIRONMENTAL STUDY ON FRESHWATER TISSUE COMPANY PROPERTY, NOT TO EXCEED \$16,510. COMMISSIONER MARKS SECONDED.

CEO reported any time a public agency wants to acquire property an environmental study must be done as the first step. Mr. Crider said the District has a few sources of potential funding in the form of grants and that the cost will not come out of the District's General Fund. Commissioner Higgins reported this is one of the sites that needs the study most in the County.

MOTION CARRIED WITHOUT DISSENT.

**C. CONSIDERATION OF EXTENSION OF CONTRACTS WITH PLANWEST PARTNERS INC., KELLY-O'HERN ASSOCIATES AND LACO ASSOCIATES FOR SERVICES RELATED TO THE SAMOA INDUSTRIAL WATERFRONT TRANSPORTATION ACCESS PLAN.**

COMMISSIONER HIGGINS MOVED FOR APPROVAL OF EXTENSION OF CONTRACTS WITH PLANWEST PARTNERS INC., KELLY-O'HERN ASSOCIATES AND LACO ASSOCIATES FOR SERVICES RELATED TO THE SAMOA INDUSTRIAL WATERFRONT TRANSPORTATION ACCESS PLAN. COMMISSIONER MARKS SECONDED.

CEO said all these contracts are expiring at the same time on December 31 a six-month extension is requested.

MOTION CARRIED WITHOUT DISSENT.

**D. CONSIDERATION OF SUBMITTAL OF A GRANT APPLICATION TO CALTRANS TO SUPPORT THE ONGOING EFFORTS TO CONTROL THE INVASIVE SALT MARSH CORD GRASS *SPARTINA DENSIFLORA*.**

Director of Conservation stated CalTrans has an ongoing environmental enhancement and mitigation program to address *Spartina densiflora*; Joel Gerwein of the State Coastal Conservancy has been working on keeping the Spartina elimination program going and has written a pre-application for the grant. Mr. Berman reported the District will be the administrator and the final application would come before the Board for approval.

COMMISSIONER MARKS MOVED FOR SUBMITTAL OF A GRANT APPLICATION TO CALTRANS TO SUPPORT THE ONGOING EFFORTS TO CONTROL THE INVASIVE SALT MARSH CORD GRASS *SPARTINA DENSIFLORA*. COMMISSIONER NEWMAN SECONDED. MOTION CARRIED WITHOUT DISSENT.

**E. CONSIDERATION OF LEASE WITH WILD PLANET FOR USE OF REDWOOD MARINE TERMINAL BERTH 1.**

CEO stated Wild Planet has decided to delay a decision on this lease; but there are other companies existing that may need the space. Mr. Crider reported there are out-of-town processors interested in expanding into this area and although he knows local processors will not be happy about the competition, the District is a public agency with public docks. CEO said once the Redwood Marine Terminal Building 14 is demolished, it opens up the south side of the dock, which is the best side.


Ted Kuiper arrived late and President Wilson allowed him to make public comment due to the change of the regular meeting time. Mr. Kuiper reported he spent some time looking at potential rental rates for the Freshwater Tissue Company property if the District is successful in the purchase. He has received information from Port Hueneme and several aquaculture innovation centers. Mr. Kuiper said there are at least four companies that would like more acreage for their aquaculture operations; other areas are interested in the results of the District's pre-permitting process.

President Wilson adjourned the Special Meeting of the Board of Commissioners at 1:36 p.m.

APPROVED BY:

  
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Patrick Higgins  
Secretary

RECORDED BY:

  
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Kim Farrell  
Clerk