

**Regular Meeting Minutes of the
Board of Harbor Commissioners of the Crescent City Harbor District**

Harbor District Office, 101 Citizens Dock Road
Crescent City, CA 95531

October 1, 2024
2:00 p.m.



Board of Harbor Commissioners of the Crescent City Harbor District

MINUTES

Regular Session, Tuesday, October 1, 2024, at 2:00 P.M.

1) Roll Call. Commissioners Present: Adams, Shepherd, Weber, Stone. **Absent:** White

2) Presentation from Community System Solutions (CSS) on a Draft CCHD Strategic Development Plan (Update #4 - Final).

Mike Bahr, CEO of Community System Solutions (CSS), presented the final draft of the Crescent City Harbor District Strategic Development Plan. The plan outlined project options for harbor-owned properties aimed at enhancing services for the fishing fleet, retail businesses, and visitors. There was an extended discussion about the harbor's role in supporting California's wind energy initiatives. While some saw potential economic benefits, others were skeptical of wind energy's viability due to technical challenges and environmental impacts.

3) Consent Calendar

a. Approve Meeting Minutes of the September 5, 2024 Special CCHD Board Meeting.

ACTION TAKEN: APPROVED

AYES: WEBER, SHEPHERD, STONE, ADAMS // **NAYS:** NONE

ABSENT: WHITE // **ABSTAIN:** NONE

4) New Business

a. Appoint Ad Hoc Committee to Draft Board of Commissioners Response to Civil Grand Jury Report.

President Adams appointed himself and Commissioner Weber to the ad hoc committee. The goal was to revise the letter to the Grand Jury written by the previous CEO/Harbormaster, incorporating newly discovered information.

b. Approve Utility Audit Proposal from Advanced Recovery Services, Inc.

The Board considered the proposal and directed the CEO/Harbormaster to modify the terms of the agreement and bring it back for Board approval at the next meeting.

c. Consider First Draft of Ordinance to Prohibit Fireworks Within the Harbor District.

The Board considered a draft ordinance which proposed to ban fireworks from nearly all areas of the harbor, with the exception of South Beach and North Beach. Those areas would still be restricted by only allowing "Safe & Sane" fireworks as defined by statute. The

ordinance proposed to authorize the imposition of administrative fines on those who violated any provisions. Staff noted that the draft ordinance closely mirrored a version already approved by the City and County. The matter was left for reconsideration at a future meeting.

5) Communications and Reports

a. Revenue Generation Progress Report

Staff reported on interest from various parties in redeveloping the harbor's RV parks. The discussion reflected caution, stemming from previous unfavorable experiences with the developer Alex Lemus. The Board emphasized the need for thorough vetting to avoid repeating past mistakes. The discussion then turned to the harbor's untapped potential as a "ground-floor opportunity," with many vacant parcels available for development.

b. Dredging Update

It was reported that the U.S. Army Corps of Engineers had awarded a \$5 million contract for a project to dredge the federal channel to a depth of 20 feet and arterial sections of the inner-boat basin and marina access channels to a depth of 15 feet. It was anticipated that approximately 60,000 to 70,000 cubic yards of material would be dredged, and disposal would occur in the area off the Whaler Island Groin. The project was expected to begin within 30 days and last about six weeks.

c. CEO/Harbormaster Report

The report highlighted a successful Longboard Surf Festival organized by the Redwood Parks Conservancy. Additionally, a grant application for \$250,000 was discussed, which would enhance IT infrastructure and cybersecurity, and provide for the installation of surveillance cameras. The impending closure of the Harbor's ice plant was discussed next. As a potential solution, the purchase of a mobile containerized ice plant was considered. It was expected to cost over \$1 million, and would require a 26-week production time after ordering.

d. Harbor Commissioner & Ad Hoc Committee Reports

Commissioners discussed the need to clean the solar panels and audit energy production from the panels. The need to obtain grants to fund dredging operations was also discussed. The ice plant closure was revisited, with discussion on its permitting and operational challenges.

6) Adjourn to Closed Session.

CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

Agency Negotiator: Ruben Duran, District General Counsel

Unrepresented employee: Acting CEO/Harbormaster

7) Resume Open Session and Report from Closed Session.

The Board approved a six-month interim appointment for Mike Rademaker as CEO/Harbormaster, effective October 1, 2024, through March 30, 2025.

*ADJOURNMENT TO THE BOARD OF HARBOR COMMISSIONERS NEXT REGULAR MEETING
SCHEDULED FOR TUESDAY OCTOBER 15, 2024, AT 2 P.M., VIA ZOOM WEB CONFERENCE AND IN-
PERSON AT THE MAIN HARBOR OFFICE, LOCATED AT 101 CITIZENS DOCK ROAD.*

Approved this ____ day of _____, 2024.

Harry Adams, President

Rick Shepherd, Secretary