

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

24 February 2005

PRESENT:

Commissioner Pellegrini
Commissioner Curless
Commissioner Fritzsche
Commissioner Hunter
Commissioner Ollivier

The Closed Session was called to order at 6:00p.m. Closed Session adjourned at 6:10 p.m.

The regular meeting of the Board of Commissioners was called to order by President Pellegrini at 7:00 p.m. Roll call was taken. President Pellegrini led those present in the Pledge of Allegiance.

District Counsel was out of town; Russ Gans took his place at this meeting and reported that during Closed Session real property pertaining to the Dog Ranch property and potential litigation regarding the Louisiana-Pacific tideland lease were discussed, but no action was taken.

PUBLIC COMMENT

Kaye Strickland asked that the Harbor District website be updated to include the recent Board meeting agendas and minutes. President Pellegrini explained that recently the Harbor District entered into a contract with Copia Group to take responsibility for the website from HSU and Copia is in the process of transferring the information.

Pete Oringer reported he recently attended a fundraising event for the Timber Heritage Society that was very successful. He stated 275 tickets were sold and approx. \$20,000 was the net proceeds which shows the community's interest in a tourist train and timber museum.

Commissioner Fritzsche stated that what often happens when maintaining websites is that during employee turnover passwords are lost or forgotten, budgets change, training is inadequate. He said that with Harbor District staff training on parts of the website management that there should be more continuity of maintenance.

David Elsebusch thanked the Board for the very detailed minutes from the last meeting. He then expressed his concern over the fact that the Board of Commissioners at the last Board meeting discussed in Closed Session an item on the open meeting agenda. Commissioner Hunter asked Mr. Elsebusch to be more specific. Mr. Elsebusch responded that he felt it was premature for the Board of Commissioners to discuss the Dog Ranch property in Closed Session since the Harbor District had not yet taken ownership of the property. He also stated that the Board should advise those attending this meeting that the agenda item regarding the Dog Ranch was for the appointment of the advisory committee only, not for discussion of the use of the property. Commissioner Hunter stated the while the only action that can be taken on the item is for the President to appoint the advisory committee, that there can be discussion of other issues relating to the property.

Pete Oringer suggested that the Board clarify when public comment on the item is appropriate. President Pellegrini stated that any discussion regarding the Dog Ranch property is appropriate during the action item, not during the Public Comment portion of the meeting.

CONSENT CALENDAR

COMMISSIONER HUNTER MOVED FOR THE APPROVAL OF THE CONSENT CALENDAR.
COMMISSIONER CURLESS SECONDED. MOTION CARRIED WITHOUT DISSENT.

CEO REPORT

- √ 2/16: CEO met with representatives of the Friends of the Dunes and their consultants regarding the "Dog Ranch" property.

- ∨ 2/23: CEO met with Lt. Col. Tom Feir, Steve Chesser, Arjis Rajkstins from the US Army Corps of Engineers. CEO took them on a tour of Humboldt Bay and the Coast Seafoods mariculture beds and they discussed the various Humboldt Bay projects and permits that are currently in process.
- ∨ 2/24: CEO, President Pellegrini, Commissioner Ollivier and Ken Davlin met to discuss the Port of Oakland partnership project.
- ∨ CEO stated that Appropriations Requests were sent to Congressman Thompson and Senators Feinstein and Boxer for FY 2006. CEO stated that this year the President's budget contained the same dollar amount that the Corps of Engineers estimates will be necessary for maintenance dredging of the Humboldt Bay navigation channels. Requests for an additional \$500,000 to begin the Feasibility Phase of the Long-Term Shoal Management Project has also been made. CEO has also been working with Will Edington and members of the Pacific Northwest Waterway Association to get an amendment to the upcoming Water Resources Development Act that would eliminate all restrictions on the US Army Corps of Engineers dredges that are crucial for the safe navigation and commerce to the Port of Humboldt Bay.

DISTRICT COUNSEL'S REPORT: None

STAFF REPORT

Administrative Assistant read the budget schedule for FY 2005/06. The first budget workshop will be held on March 22nd and the final budget is scheduled to be approved on June 23rd.

COMMISSIONER REPORTS

Commissioner Hunter reported that he attended the Chamber of Commerce Board meeting where Moss Bittner gave a presentation on the renovation of the railroad. Commissioner Hunter stated that the Eureka Chamber of Commerce supports the return of the railroad. He also announced he is the co-chair of the Business and Industry committee for the Chamber and that their members will be more active with publicity for current projects.

Commissioner Ollivier reported that as a Board member for NCRA, the outlook is positive for the opening of the southern end of the railroad within 12 months and the northern end within two years.

ADVISORY COMMITTEE REPORTS

Commissioner Ollivier reported that he and President Pellegrini, as the Port of Oakland advisory committee, met with Ken Davlin, who has met with representatives of the Port of Oakland and regarding the partnership project for container barging. Mr. Davlin reported that the Port of Oakland has offered their advice and legislative support, but is unable to provide much manpower. Commissioner Ollivier stated that the time is now to make the Port of Humboldt Bay more visible, now that the Harbor District has the properties available for a proposed marine terminal. Commissioner Ollivier reported that Mr. Davlin is working to develop a port-marketing piece patterned after current reports on international trade and goods movement.

President Pellegrini stated that Ken Davlin reported to the advisory committee that Port of Oakland is having a difficult time bringing in business; therefore, the Port of Humboldt Bay needs to advertise who we are and what we have to offer. President Pellegrini said that Mr. Davlin has more meetings scheduled with the Port of Oakland, will report back to the advisory committee and then be reported at the public Board of Commissioners meetings.

Commissioner Fritzsche reported that the Humboldt Bay Management Plan should be available to the public by the end of next week and presented to the Board of Commissioners for approval at the last meeting in March.

Commissioner Hunter reminded everyone that the March 24th meeting had been rescheduled for 22nd.

OTHER

1. Presentation by Lt. Col. Feir, US Army Corps of Engineers, San Francisco District

Lt. Col. Tom Feir, USACE, introduced himself as the new District Engineer for the San Francisco District of the USACE. He reported he had been attending local meetings and touring Humboldt Bay during the last two days. Part of the bay tour consisted of viewing the mariculture area in North Bay and he said that Coast Seafoods permit to continue the mariculture activity was moving forward. Lt. Col. Feir stated the dredge Yaquina will perform its regular dredge activities in this fiscal year; and for FY 2006, \$5 million has been allocated which meets the needs for O&M dredging of Humboldt Bay. Currently in the Port of Oakland, their depth is 46', next FY will dredge to 50' and in FY 07 would like to dredge to 55'. He also commented on "The Shafter Advantage" a marketing piece aimed at development of an intermodal facility in the southern San Joaquin Valley, which looks at alternatives for goods movement since trucking is congesting the roadways of California.

President Pellegrini stated the dredges Yaquina and Essayons are a lifeline to Humboldt Bay. The bar is very notorious and it is important that the Corps of Engineers remains fully funded to help keep the port safe. Lt. Col. Feir responded that Congress is trying to hold on to the 180 days dredge limits. He said there is a lot of need on the west coast for dredging and the dredges currently are not used to full capacity.

Commissioner Hunter asked if there was any change to relocate the dredge Wheeler to Humboldt Bay. Lt. Col. Feir responded that there is consideration to "mothball" once of the east coast dredges as a cost-cutting measure, which means the dredge Wheeler will have to carry the burden of the southern and east coasts.

Pete Oringer asked if there would be any change to the amount of local share required for dredge funding. Lt. Col. Feir stated that maintenance dredging is 100% federally funded, but if there is any work done to change the depth, then local share of funding is required.

2. Presentation by Eric Hollenbeck on Blue Ox Extension Proposal

Mark Matteoli, local real estate agent, introduced himself as representing the Hollenbeck's at this Board of Commissioners meeting. He stated that Blue Ox Logging is a museum of logging history and a classroom offering hands-on education in the way of woodworking, blacksmithing etc. to high school students. Mr. Arkley, a local developer, who is interested in their parcel of land because he has recently purchased adjoining property, approached the Hollenbecks, offering to buy their parcel and relocate their business to another local parcel. One of the parcels of interest is approx. 5 acres on Samoa, just below the Samoa Cookhouse and owned by the Harbor District. Mr. Matteoli asked that this idea be an agenda item for discussion and possible purchase at the Board of Commissioners next meeting. The benefits of this parcel to Blue Ox Logging is the symbiotic relationship to the railroad line and the Samoa Cookhouse, both historical properties.

Commissioner Curless stated that currently the Board of Commissioners is working on a partnership with the Port of Oakland and he would like to wait to see what develops with Ken Davlin and the Port of Oakland before exploring this option. Mr. Matteoli said he couldn't disagree with Commissioner Curless, but asked if there was any interest at all from the Board. CEO responded that a long-term plan has not yet been developed with Mr. Davlin.

Commissioner Fritzsche stated the Redwood Dock advisory committee met and discussed the concept presented by Mr. Matteoli. He said the committee is favorably inclined towards the idea because the parcel of land in question is probably not going to be used for the Port of Oakland project. Also, there may be a need for a buffer between the port activities and the Samoa Cookhouse and this would be a good fit.

President Pellegrini suggested the Redwood Dock advisory committee meet with the Blue Ox representatives for further discussion. Commissioner Ollivier stated that every port has to have a maintenance facility and the buildings below the Samoa Cookhouse are ideal. He suggested a short-term lease be pursued. Mr. Matteoli stated that Mr. Arkley is not interested in leasing the property for Blue Ox because it would be too difficult to relocate the business again and that a purchase price of \$500,000 is not

out of order. Mr. Matteoli also said that the Hollenbecks would like to have a response from the Board of Commissioners within 60 days.

President Pellegrini suggested the Redwood Dock advisory committee meet with the Blue Ox representatives.

NON-AGENDA: None

UNFINISHED BUSINESS: None

NEW BUSINESS

A. CONSIDERATION OF APPOINTING TWO COMMISSIONERS TO THE “DOG RANCH” ADVISORY COMMITTEE.

President Pellegrini stated the staff recommendation as follows: “Staff recommends that the Board of Commissioners appoint two Board Members to the Dog Ranch Advisory Committee to participate with representatives of the Friends of the Dunes on the Samoa Dunes Forest Reserve Working Group”. Commissioner Curless volunteered and Commissioner Fritzsche volunteered with the proviso that he is replaced on the Redwood Dock advisory committee. Commissioner Ollivier volunteered to take Commissioner Fritzsche’s place on that committee.

Betsy Stapleton, whose family has been caretakers of the Dog Ranch property for over ten years, asked to be notified when the committee meetings will be held. She stated she had talked with CEO and discussed her family’s wish to purchase the 3.4 acres they currently live on and grant a permanent easement to the Harbor District for the dredge spoils pipeline. Ms. Stapleton suggested Friends of the Dunes manage the property that does not contain the easement; thereby meeting the needs of her family as the caretakers of the property, the Harbor District and the public.

Commissioner Curless stated the Board of Commissioners would be working with the Stapletons and the Friends of the Dunes for resolution. He stated until funds are acquired to purchase the property, there is no binding contract.

Staff’s agenda report also suggested the name of the property should be changed to “Samoa Dunes Forest Reserve.”

David Elsebusch suggested the advisory committee meetings should be advertised and open to the public since there is so much public interest.

Clarification was made on how advisory committees perform – an advisory committee does not take action on an item, but provides information and a recommendation to the Board of Commissioners for consideration of action.

Lisa Hoover, Friends of the Dunes, stated that the purpose of the working group is to formulate the Letter of Intent between the Harbor District and the Friends of the Dunes for cooperative grant writing, funding, property management, etc.

ADMINISTRATIVE AND EMERGENCY PERMITS: None

The Regular Meeting of the Board of Commissioners adjourned at 8:08 p.m.

APPROVED BY:

RECORDED BY:

Signature on File
Roy Curless, Secretary

Signature on File
Patricia L. Tyson, Admin. Assistant