

## REGULAR MINUTES

### Del Norte Local Agency Formation Commission August 24, 2015 4:00 pm

**Members present:** County members Roger Gitlin, Gerry Hemmingsen, Chairman Blake Inscore, Public Member Sparky Countess, Alternate City member Kathryn Murray

**Members absent:** Vice-Chair Rich Enea

**Others present:** Executive Officer George Williamson, County Counsel Elizabeth Cable, and Nicole Burshem, PS Business Services, Harbor District Harbormaster Charlie Helms

1. Call to Order/Roll Call

Chairman Inscore called the meeting to order in the regular session at 4:00 p.m.

2. Public Hearings

A. Crescent City Harbor District MSR & SOI Update & Resolution 15-03  
(ATTACHMENT 2A)

Chairman Inscore opened the public hearing on the Crescent City Harbor District MSR and SOI Update. George Williamson noted that LAFCo staff had prepared the MSR and SOI Update with Harbor District input. Mr. Williamson noted that in the five years since the last MSR and SOI Update the Harbor has experienced significant natural events. Mr. Williamson commented he was impressed with how the Harbor facilities have been rebuilt and with the preventative measures after the distant seismic event that affected the Harbor area. Mr. Williamson commented the Harbor has taken some pro-active measures. Mr. Williamson commented the MSR was sent to the Harbor staff for review and received good factual comments back in timely manners that were very helpful. Mr. Williamson recommends approval of the Harbor MSR and SOI Update, by Resolution 15-03.

Commissioner Hemmingsen asked if there was a plan in place for the Harbor projections of the deficit. Harbor District Harbormaster Charlie Helms commented that the plan is to lease everything available in the Harbor. Mr. Helms commented there are some larger projects we are looking into finding outside funding to complete. Chairman Inscore asked in regards to the revenues and expenditures, if the new debt is included in the report. Mr. Helms commented that it is included. Commissioner Countess asked if the money was available to pay the debt. Commissioner Hemmingsen asked in regards to old locations best and worst case scenarios and what would be the pitfalls. Mr. Helms

commented the appraisal came back on the Old Englund Marine Building and felt the appraisal was an unrealistic amount. Mr. Helms commented that the Harbor is looking into leasing the building to food service outlets, but that won't be available until the beginning of the year. Mr. Helms commented the worst-case scenario would be the Harbor shutting down due to lack of funds. Mr. Helms noted there are new lessee for the Porcini restaurant, at 170 Marine Way and the Old Captains Table. Commissioners asked in regards to the inner and outer boat basin rental slips. Mr. Helms commented the Harbor lost money on the outer boat basin rentals. Commissioner Murray asked in regards to competitive rates with Brookings Oregon Harbor and bring boats back to our Harbor. Mr. Helms commented if the Harbor would have to guarantee double the boats the Harbor has now and doesn't see that happening. Commissioner Murray asked in regards to the dredging. Mr. Helms commented the Army Corps engineers have received funding to pay for the dredging and a draft of the plan should be available at the end of October. Mr. Helms noted the dredged in 2017, but the challenge is finding a place to put the material.

Commissioner Murray noted the person(s) who are removing the dredge material are required to get the permits. Mr. Helms commented the Harbor needs to materials to be moved, so the Harbor has taken on the responsibility to get the material out of the dredge pond. Commissioner Murray asked how the Harbor would be affected if the pond doesn't get dredged in the amount of time. Mr. Helms commented that so far the Harbor is ok. Commissioner Gitlin asked what is the risk if we delay making repairs regarding the funding on this. Mr. Williamson commented there is no bearing on the funding. Commissioner Gitlin asked how bad are the repairs needed. Mr. Helms commented the Harbor is currently going after the people who did the work and having them do the repairs to the required standards.

On a motion by Commissioner Hemmingsen, seconded by Commissioner Countess, and unanimously carried on a polled vote, the Del Norte Local Agency Formation Commission approved and acknowledge the Crescent City Harbor District MSR and SOI Update and Resolution 15-03, as presented.

### 3. Regular Business

#### A. Approval of June 22, 2015 Draft Minutes (ATTACHMENT 3A)

Discussion was held regarding the approval of June 22, 2015 draft minutes. On a motion by Commissioner Hemmingsen, seconded by Commissioner Countess, and unanimously carried on a polled vote, the Del Norte Local Agency Formation Commission approved and adopted the June 22, 2015 minutes, as presented.

4. Inquiries, Correspondence, Application Status and Referrals

- A. Staff - The Executive Officer will provide a report of current projects, issues of interest, and pending legislation.

Countywide Fire Services MSR & SOI – Smith River FPD Update (ATTACHMENT 4A)

Discussion was held regarding the Countywide Fire Services. Mr. Williamson commented he met with two fire protection district members. Mr. Williamson commented that a fairly recent board member was relocated from Wyoming to Del Norte and was a career Chief prior to coming here. Mr. Williamson commented Fire Chief Glenn Hill is out on medical leave and Darrel Moorehead is the acting chief. Mr. Williamson commented there was a meeting set up with acting Chief Moorehead and Former Crescent Chief McFarland to present an agreement to satisfy the previous MSR. Mr. Williamson commented the agreement specified the conditions of the Smith River, Hiouchi, Gasquet, Crescent City, and Fort Dick Districts. There were some concerns about the implications for their District. Mr. Williamson commented the implications were set for the benefit of the Hiouchi District and response times. Mr. Williamson commented he is trying to work with the Yurok Tribe to cover the Klamath Fire District.

CSA No. 1 Sewer Service to Martin Ranch and Ocean Way Motel Properties Application Update (ATTACHMENT 4B)

Discussion was held regarding Sewer Service to Martin Ranch and Ocean Way Motel properties. Mr. Williamson commented he received a six page letter from the Coastal Commission stating the annexation would require a Local Coastal Program (LCP) amendment. Mr. Williamson commented a prior LCP Amendment was already done for land use but not services. Mr. Williamson commented that this Coastal Commission position was discussed with County staff, and that the CSA will be pursuing an out of the area service extension that LAFCO would process instead of the annexation. Mr. Williamson commented the Elk Valley Rancheria was advised of this change in application. Mr. Williamson commented that this would require re-noticing and make CSA 1 the applicant rather than the Elk Valley Rancheria. With regards to water service, Mr. Williamson has advised the City of Crescent City that if they would like to provide water service, an out of area service application should be filed. The Martin Ranch and Ocean Way Motel properties are within the City Sphere of Influence. Mr. Williamson has also advised Bertsch Oceanview CSD that if they want to provide water service to the properties, an out of area service application and SOI expansion application would be required. Commissioner

Hemmingsen commented that water was already being supplied to the house on Martin Ranch. Commissioner Murray commented there is already a two by two (Council level discussions) between the Elk Valley Rancheria and the City of Crescent City for water services.

North County CSD MSR Questionnaires sent to: Gasquet, Big Rock, Hussey Ranch (HRC), and Smith River CSDs

Discussion was held regarding the North County CSD MSR Questionnaires. Mr. Williamson commented it was just a note that they have been sent out and it was for a regional approach and hoping for a response soon.

- B. Commission - On their own initiative, Commission members may make brief announcements or reports on their own activities. They may ask questions for clarification, make a referral to staff or request a business matter for a future agenda per Government Code Section 54954.2 (a).

The following Commissioners commented: None

- C. Public - Public comment on items of interest within LAFCo subject matter jurisdiction, and not otherwise appearing on the agenda. No action may be taken on any item not appearing on the agenda.

The following person(s) addressed the Commission: None

## 5. Adjournment

There being no further business to come before the Commission, the Vice-Chairman adjourned the meeting at 4:45 p.m. until the next regularly scheduled meeting on August 24, 2015.

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Respectfully submitted,

Nicole L. Burshem, Recording Secretary