FORT BRAGG, CA

NOYO HARBOR

39°25'40" N 123°48'20" W

Jim Hurst	Richard Shoemaker	Grant Downie	Domenick Weaver	Anna Neumann
Chair	Vice Chair	Commissioner	Commissioner	Harbormaster

Noyo Harbor Commission Meeting Agenda
Thursday November 12th 2026 6pm
Town Hall,
363 N. Main Street, Fort Bragg, CA

Call to Order

Roll Call

Pledge of Allegiance

Public Comment on Non-Agenda Items

The Noyo Harbor Commission welcomes input from the public. Please limit your comments to five minutes so that everyone may be heard. The Brown Act does not allow action to be taken on non-agenda items.

Consent Calendar

1. Minutes October 2026 Regular Meeting
2. Financial Report October 2026

Conduct of Business

1. Discussion and possible action on 2027 rental rate increases
2. Report on legal counsel applications
3. Report on 60% marina designs

Staff Reports and Recommendations

Water softening and treatment of icehouse water

Matters from the Commissioners

Attorney Report

CONDUCT OF BUSINESS (Closed Session)

1. Employee Review of Harbormaster

Government Code Section 54957

Adjournment to the next regular meeting



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FORT BRAGG, CA

NOYO HARBOR

39°25'40" N 123°48'20" W

Jim Hurst	Richard Shoemaker	Grant Downie	Domenick Weaver	Anna Neumann
Chair	Vice Chair	Commissioner	Commissioner	Harbormaster

Noyo Harbor Commission Meeting Minutes
Thursday September 10th 2026 6pm
Town Hall,
363 N. Main Street, Fort Bragg, CA

Call to Order at 6:00pm

Roll Call

Present: Commissioner Weaver, Vice Chair Shoemaker, Chair Hurst

Absent: Commissioner Downie

Staff Present: Anna Neumann, Jim Jackson

Pledge of Allegiance

Public Comment on Non-Agenda Items

The Noyo Harbor Commission welcomes input from the public. Please limit your comments to five minutes so that everyone may be heard. The Brown Act does not allow action to be taken on non-agenda items.

Consent Calendar

1. Minutes September 2026 Regular Meeting
2. Financial Report September 2026

Motion to approve. 1st Commissioner Weaver, 2nd Vice Chair Shoemaker, Approved 3-0

Conduct of Business

1. Discussion and possible action on Noyo Harbor Resilient Maritime Infrastructure Project

The Harbormaster gave an update on the Department of Transportations PROTECT project and how the project to redevelop sections of the marina could potentially meet project objectives. The Harbormaster explained that this project would require a $2.8 million dollar match. Chair Hurst asked about the phasing of the redevelopment plans and suggested that the Harbormaster look into using bonds to pay for the project. The current marina was paid for via bonds that the District repaid for 40 years.

Motion to approve the submission of the application of the Noyo Harbor Resilient Maritime Infrastructure Project. 1st Vice Chair Shoemaker, 2nd Commissioner Weaver. Approved 3-0

2. Discussion and possible action on RRQ for legal counsel

The Harbormaster presented the RFQ for legal counsel to the commission. Vice Chair Shoemaker requested the removal of the points system for scoring the applications. It was decided that the due date would be 11/4 and Jim Hurst and Jim Jackson would review the applications with the Harbormaster prior to the next commission meeting.

Motion to release the RFQ suggested edits. 1st Commissioner Weaver, 2nd Vice Chair Shoemaker. Approved 3-0

3. Discussion and possible action on RFQ for staff engineering and consultant firms

The Harbormaster present the RFQ for staff engineering and consultant firms. Vice Chair Shoemaker requested the removal of the points system for scoring the applicants. There was some discussion on breaking the application into two sections, one for a consultant and permitting firm and one for an engineering firm. Chair Hurst suggested that the RFQ be release in January after the RFQ process for legal counsel had been completed.

Motion to approve the release of the staff engineering and consultant firm in December 2026. 1st Commissioner Weaver, 2nd Vice Chair Shoemaker. Approved 3-0

4. Report on Sediment Containment Cell FEMA project

The Harbormaster gave an update and report on the Sediment Containment Cell for FEMA. Vice Chair Shoemaker who is part of the CSP Ad Hoc added information and gave some context. Overall the CSP Ad Hoc will continue to work through the project and the next step is to get FEMA to assign a project coordinator to the project so the District can start work.

No motion was made.

5. Discussion and possible action on Backyard Buoys program

The Harbormaster explained the Backyard Buoys program to the commission and the work that Commissioner Downie has already been doing with the Backyard Buoys program, CenCOOS and The Nature Conservancy. The harbormaster highlighted that this is meant to be an informal partnership with CenCOOS and Backyard Buoys and the District's biggest commitment is to clean the Buoy twice a year and generally keep track of the Buoy.

Motion to take the lead on the Backyard Buoy's Noyo Buoy. 1st Commissioner Weaver, 2nd Vice Chair Shoemaker. Approved 3-0

6. Discussion and possible action on Fiscal Sponsorship agreement between Noyo Center for Marine Science and the Noyo Harbor District

The Harbormaster gave an update on the funds from the Louderback Family Foundation and how the Noyo Center played a role in stewarding those funds to the District. The commission asked Jim Jackson on his thoughts about the agreement and he said it was harmless.

Motion to approve Fiscal Sponsorship between Noyo Center and the Harbor District. 1st Vice Chair Shoemaker, 2nd Commissioner Weaver. Approved 3-0

Staff Reports and Recommendations

Geotechnical Boring

Geotechnical Boring was completed on 9/30/2026 and will be used to inform the depths to which we can drive the piles for our marina redevelopment project. Overall the work went off with no issues and we should expect the report of findings before the new years.

Harbor Festival

Harbor Festival was a success again this year. We had 5 local restaurants participate in the Taco Competition and 13 additional vendors in the park.

Cal OES DSR 2336 and 2375

Cal OES had reached out in early September asking for project close out for two projects associated with the March 2011 tsunami. The Harbormaster worked to get the required documents and close out the final project. The Harbormaster is still unsure how much (if any) funds will be reimbursed to the District. Overall an additional $364,000 in reimbursements was submitted to Cal OES and we are waiting to see what the state responds with.

Matters from the Commissioners

Commissioner Weaver gave a recap of Harbor Fest and thought it was a success.

Attorney Report – none given

Motion for adjournment to the next regular meeting at 7:21. 1st Commissioner Weaver, 2nd Vice Chair Shoemaker. Approved 3-0



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NOYO HARBOR DISTRICT
STATEMENT OF ACCOUNTS
1-Oct-26

Chase Checking	$157,231.76
Chase Money Market	$14,178.20
LAIF	$1,300,293.84
Total of all accounts	**$1,471,703.80**
Incumbered Funds	
FEMA 4683	$99,375.00
Tsumai Damage	$54,231.89
Total Unicumbered Funds	**$1,318,096.91**

Noyo Harbor District
Profit and Loss
October 2026

	Total
Income	
Electricity	2,326.05
Fish Markets	90.00
Icehouse Income	14,096.42
Late Fees	635.09
Park & Launch	539.19
Slip Rental Contract	40,425.48
Slip Rental Transient	3,213.49
Total Income	**$61,325.72**
Gross Profit	**$61,325.72**
Expenses	
Advertising Expense	9.01
Communications Expense	213.41
Dues and Subscriptions Exp	232.99
Emp. Health & Dental Insurance	3,953.74
Fuel Expense	293.61
Harbor Festival	2,355.38
Icehouse Maintenance	2,417.50
Icehouse Power	10,870.22
Legal and Professional Fees	280.00
Office Expense	270.79
Operating Supplies	168.67
Payroll Expenses	
Taxes	802.10
Wages	10,485.04
Total for Payroll Expenses	**$11,287.14**
Power	6,546.16
Repairs & Maintenance	902.68
Sep. Ira	1,814.41
Utilities Expense	6,547.70
Total Expenses	**$48,163.41**
Net Operating Income	**$13,162.31**
Other Expenses	
Donna J Tsunami Damage	3,877.50
SCC Marina Redevelopment	19,650.95
Total Other Expenses	**$23,528.45**
Net Other Income	**-$23,528.45**
Net Income	**-$10,366.14**

July 1 2026-To date
Budget to Date

	FY Year to Date Expense	FY Budget	Monthly Budget	Monthly Expense	$ Over Budget	% of Budget
Income						
Electricity	$6,863.70	$18,000.00	1,500.00	2,326.05	-11,136.30	38.13
Encroachment Leases	$0.00	$25,000.00	0.00	0.00	-25,000.00	0.00
Harbor Festival	$6,969.10	$16,000.00	0.00	90.00	-9,030.90	43.56
Ground Rent	$10,063.00	$27,800.00	2,316.67	0.00	-17,737.00	36.20
Income / Mdco. County Taxes	$15,218.44	$160,000.00	0.00	0.00	-144,781.56	9.51
Interest Income	$15,937.15	$55,000.00	15,000.00	0.00	-39,062.85	28.98
Late Fees	$2,826.06	$2,500.00	208.33	635.09	326.06	113.04
Other Grant Proceeds	$17,392.60	$80,000.00	6,666.67	0.00	-62,607.40	21.74
Park & Launch	$13,539.68	$30,000.00	2,500.00	539.19	-16,460.32	45.13
Slip Rental Contract	$127,664.96	$420,000.00	35,000.00	40,425.48	-292,335.04	30.40
Slip Rental Transient	$55,122.77	$68,000.00	5,666.67	3,213.49	-12,877.23	81.06
Total Income	**$271,597.46**	**$902,300.00**	**68,858.33**	**$47,229.30**	**-$630,702.54**	**30.10**
Expense						
Advertising Expense	342.3	$1,000.00	83.33	9.01	-657.70	123.56
Communications Expense	$1,235.64	$4,500.00	375.00	213.41	-3,264.36	27.46
Dues and Subscriptions Exp	$1,044.35	$17,500.00	1,458.33	232.99	-16,455.65	5.97
Emp. Health & Dental Insurance	$11,522.53	$44,000.00	3,666.67	3,953.74	-32,477.47	26.19
Fuel Expense	$954.65	$3,300.00	275.00	293.61	-2,345.35	28.93
Harbor Festival	$6,400.09	$5,000.00	0.00	2,355.38	1,400.09	128.00
Insurance Property & Liability	$283,688.36	$285,000.00	0.00	0.00	-1,311.64	99.54
Legal and Professional Fees	$3,443.00	$18,000.00	1,500.00	280.00	-14,557.00	19.13
Office Expense	$5,428.20	$10,000.00	833.33	270.00	-4,571.80	54.28
Operating Supplies	$4,726.67	$4,500.00	375.00	168.67	226.67	105.04
Payroll Tax Expense	$6,363.20	$25,000.00	2,083.33	802.10	-18,636.80	25.45

July 1 2026-To date
Budget to Date

Power	$20,162.10	$62,000.00	5,166.67	6,546.16	-41,837.90	32.52
Repairs & Maintenance	$6,008.80	$49,300.00	4,108.33	902.68	-43,291.20	12.19
Sep. Ira	$7,765.04	$21,000.00	1,750.00	1,814.41	-13,234.96	36.98
Taxes & Assessments	$1,475.93	$3,000.00	0.00	0.00	-1,524.07	49.20
Travel and Conferences	$725.05	$1,000.00	83.33	0.00	-274.95	72.51
Utilities Expense	$21,008.99	$60,000.00	5,000.00	6,547.70	-38,991.01	35.01
Wages Expense	$82,787.91	$275,000.00	22,916.67	10,485.04	-192,212.09	30.10
Total Expense	$465,082.81	$889,100.00	$49,675.00	34,874.90	-424,017.19	52.31
Net Income	**-$193,485.35**	**$13,200.00**	**$19,183.33**	**$12,354.40**	**-$206,685.35**	

Date	Payee	Category	Total
10/28/2026	CA EDD	CA SUI / ETT	-21.76
10/23/2026	Google	Office Expense	9.99
10/21/2026		Repairs & Maintenanc	22.19
10/21/2026	CA EDD	CA PIT / SDI	-487.33
10/21/2026	IRS	Federal Taxes (941/9	-2380
10/19/2026	Amazon	Office Expense	72.75
10/19/2026	Amazon	Office Expense	97.84
10/19/2026	Intuit QuickBooks \	QuickBooks Tax Holdi	-2867.3
10/17/2026	Amazon	Office Expense	64.71
10/16/2026	Red Rhino	Fuel Expense	109.62
10/16/2026	Bruce Koski	Fuel Expense	41.44
10/16/2026	Sustainachem	--Split--	2417.5
10/16/2026	P.G.& E.	Power	65.85
10/16/2026	Redwood Waste S	Utilities Expense	3382.91
10/16/2026	Redwood Waste S	Utilities Expense	1129.37
10/16/2026	The Rental Place F	Repairs & Maintenanc	31.25
10/16/2026	O'Reilly Auto Parts	Repairs & Maintenanc	31.66
10/16/2026	SHN Engineers & (	Donna J Tsunami Dar	3877.5
10/16/2026	SHN Engineers & (	SCC Marina Redevelc	19651
10/16/2026	Rossi's Building M	Repairs & Maintenanc	312.05
10/16/2026	P.G.& E.	Icehouse Power	10870.2
10/16/2026	P.G.& E.	Power	148.55
10/16/2026	SHN Engineers & (	Legal and Professiona	280
10/14/2026	Harvest Market	Repairs & Maintenanc	9.61
10/12/2026		Repairs & Maintenanc	318.3
10/10/2026	Verizon Wireless	Communications Expe	35.46
10/09/2026	Adobe	Dues and Subscriptior	19.99
10/09/2026	Facebook Marketir	Advertising Expense	1.47
10/08/2026		Repairs & Maintenanc	177.62
10/07/2026	P.G.& E.	Power	6242.54
10/07/2026	CA EDD	CA PIT / SDI	-583.54
10/06/2026	Backblaze	Dues and Subscriptior	18
10/06/2026	Yahoo Mail	Dues and Subscriptior	5
10/06/2026	Mendocino Comm	Communications Expe	177.95
10/05/2026	Red Rhino	Fuel Expense	99.63
10/05/2026	IRS	Federal Taxes (941/9	-2731.2
10/03/2026	Edward Jones	Sep. Ira	964.33
10/03/2026	City of Fort Bragg (	Utilities Expense	1669.82
10/03/2026	City of Fort Bragg (	Utilities Expense	27.4
10/03/2026	City of Fort Bragg (	Utilities Expense	152.56
10/03/2026	City of Fort Bragg (	Utilities Expense	53.26
10/03/2026	City of Fort Bragg (	Utilities Expense	66.19
10/03/2026	City of Fort Bragg (	Utilities Expense	66.19

10/02/2026	Quickbooks	Dues and Subscriptio	130
10/02/2026	Facebook Marketir	Advertising Expense	7.54
10/02/2026	CalPers	Dues and Subscriptio	60
10/02/2026	Intuit QuickBooks \	QuickBooks Tax Holdi	-3314.7
10/01/2026	Blue Shield of Cali	Emp. Health & Dental	3953.74
10/01/2026	Mountain Fresh	Office Expense	25.5
10/01/2026	P.G.& E.	Power	89.22
10/01/2026	Cadmium Creation	Harbor Festival	1994.87
10/01/2026	Thompson's Porta	Harbor Festival	360.51
10/01/2026	WAXIE SANITARY	Operating Supplies	168.67
10/01/2026	Franklin Templetor	Sep. Ira	850.08
10/01/2026	Bruce Koski	Fuel Expense	42.92

October

IceHouse P&L	
Total Tonnage Sold	108
Income	$14,069.42
Expenses	
Maintenance	$2,417.50
Power	$10,870.22
Total Expenses	$13,287.72
Net Income	$781.70

Noyo Harbor District

Payroll summary by employee report

From Oct 01, 2026 to Oct 31, 2026 for all employees from all locations

Item	Total	Koski Bruce	Koski (1) Jay	Neumann Anna T	Savedra Nick	Scofield Robert
Hours - total	**700.84**	**79.5**	**177**	**173.34**	**161**	**110**
Hours - Regular Pay	461	79.5	159.5	0	145	77
Hours - Overtime Pay	0		0		0	0
Hours - Sick Pay	41	0	0	0	8	33
Hours - Vacation Pay	9.5		9.5	0	0	
Hours - Holiday Pay	16		8		8	
Hours - Salary	173.34			173.34		
Gross pay - total	**$ 21,075.70**	**$ 1,660.76**	**$ 5,451.60**	**$ 6,482.84**	**$ 5,182.60**	**$ 2,297.90**
Gross pay - Regular Pay	$ 12,849.45	$ 1,660.76	$ 4,912.60	$ 0.00	$ 4,667.56	$ 1,608.53
Gross pay - Overtime Pay	$ 0.00		$ 0.00		$ 0.00	$ 0.00
Gross pay - Sick Pay	$ 946.89	$ 0.00	$ 0.00	$ 0.00	$ 257.52	$ 689.37
Gross pay - Vacation Pay	$ 292.60		$ 292.60	$ 0.00	$ 0.00	
Gross pay - Holiday Pay	$ 503.92		$ 246.40		$ 257.52	
Gross pay - Salary	$ 6,482.84			$ 6,482.84		
Pretax deductions - total						
Adjusted gross	**$ 21,075.70**	**$ 1,660.76**	**$ 5,451.60**	**$ 6,482.84**	**$ 5,182.60**	**$ 2,297.90**
Other pay - total	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**
Other pay - Qualified OT	$ 0.00		$ 0.00		$ 0.00	$ 0.00
Employee taxes & deduc	**-$ 4,159.52**	**-$ 196.47**	**-$ 1,158.56**	**-$ 1,559.47**	**-$ 913.80**	**-$ 331.22**
Employee taxes - total	**-$ 4,159.52**	**-$ 196.47**	**-$ 1,158.56**	**-$ 1,559.47**	**-$ 913.80**	**-$ 331.22**
Employee taxes - Federal	-$ 1,564.03	-$ 31.91	-$ 472.52	-$ 690.40	-$ 273.58	-$ 95.62
Employee taxes - Social S	-$ 1,306.69	-$ 102.97	-$ 338.00	-$ 401.93	-$ 321.32	-$ 142.47
Employee taxes - Medica	-$ 305.60	-$ 24.08	-$ 79.05	-$ 94.00	-$ 75.15	-$ 33.32
Employee taxes - CA Inco	-$ 709.20	-$ 15.92	-$ 198.11	-$ 288.86	-$ 176.37	-$ 29.94

Employee taxes - CA State	-$ 274.00	-$ 21.59	-$ 70.88	-$ 84.28	-$ 67.38	-$ 29.87
Employee Aftertax deduc						
Net pay	**$ 16,916.18**	**$ 1,464.29**	**$ 4,293.04**	**$ 4,923.37**	**$ 4,268.80**	**$ 1,966.68**
Employer taxes & contrib	**$ 1,612.29**	**$ 127.05**	**$ 417.05**	**$ 495.93**	**$ 396.47**	**$ 175.79**
Employer taxes - total	**$ 1,612.29**	**$ 127.05**	**$ 417.05**	**$ 495.93**	**$ 396.47**	**$ 175.79**
Employer taxes - FUTA En	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Employer taxes - Social Se	$ 1,306.69	$ 102.97	$ 338.00	$ 401.93	$ 321.32	$ 142.47
Employer taxes - Medicar	$ 305.60	$ 24.08	$ 79.05	$ 94.00	$ 75.15	$ 33.32
Employer taxes - CA ETT	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Employer taxes - CA SUI E	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Company contributions -						
Total payroll cost	**$ 22,687.99**	**$ 1,787.81**	**$ 5,868.65**	**$ 6,978.77**	**$ 5,579.07**	**$ 2,473.69**

Noyo Harbor District
Agenda Item Summary

Meeting Date:	11/12/2026
Item Number:	1
Title:	Rental Rate Increases
Recommended Action:	Approval or Direction

Analysis

The Harbor District has established a trend of raising rates annually 3-6% to keep up with inflation and insure a balanced budget can be achieved. This year the office staff is suggesting a 4% increase for non-commercial fishermen and a 2% increase for commercial fishermen. The commercial fleet saw their first rate raise in 7 years in 2026 of 3%. This increase is smaller, however impactful for the District's budgets.

The office staff is suggesting the following increases.

Rate Type	2025 Rate	2026 Rate	Rate Increase
Annual Long Term Rate Excluding Commercial Fishermen	$66.99	$69.67	4%
Monthly Long Term Rate Excluding Commercial Fishermen	$6.10	$6.34	4%
Annual Long Term Commercial Fishermen Rate	$56.91	$58.05	2%
Long Term Monthly Commercial Fisherman Rate	$5.15	$5.25	2%
Short Term Daily	$1.17	$1.25	4%
Short Term Weekly	$3.98	$4.15	4%
Short Term Monthly	$9.12	$9.50	4%
Submerged Tidelands Wharfs	$9.08	$9.08	0%
Submerged Tidelands Floats	$1.77	$1.77	0%



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Noyo Harbor District
Agenda Item Summary

Meeting Date:	11/12/2026
Item Number:	2
Title:	Legal Counsel
Recommended Action:	Approval or Direction

Analysis

There were no responses to the Harbor District's RFQ for legal counsel. The Harbormaster is going to keep reaching out to various legal counsel in hopes that someone will respond and the process of obtaining new counsel can be completed.



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Noyo Harbor District
Agenda Item Summary

Meeting Date:	11/12/2026
Item Number:	3
Title:	Legal Counsel
Recommended Action:	Approval or Direction

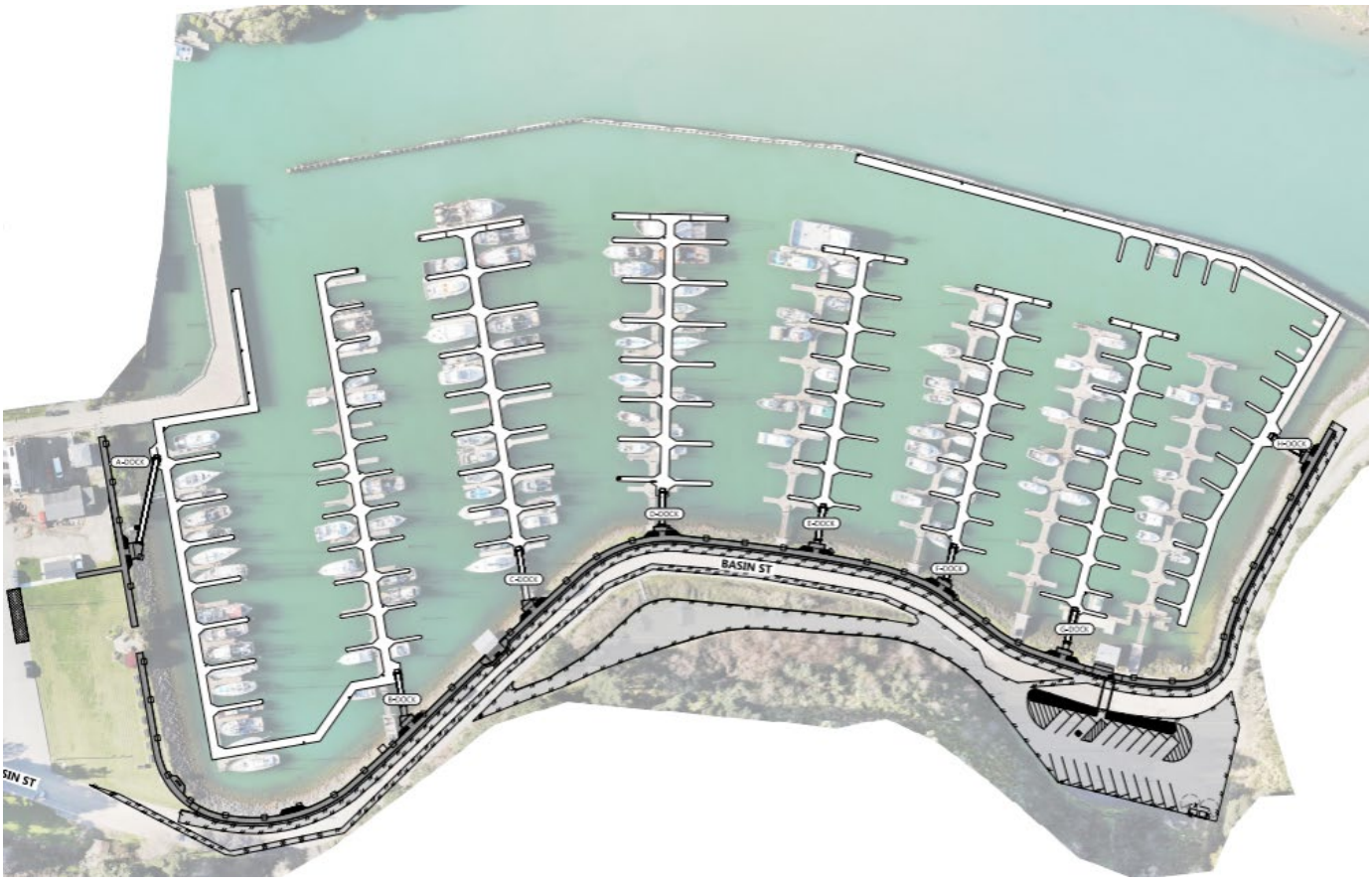
Analysis

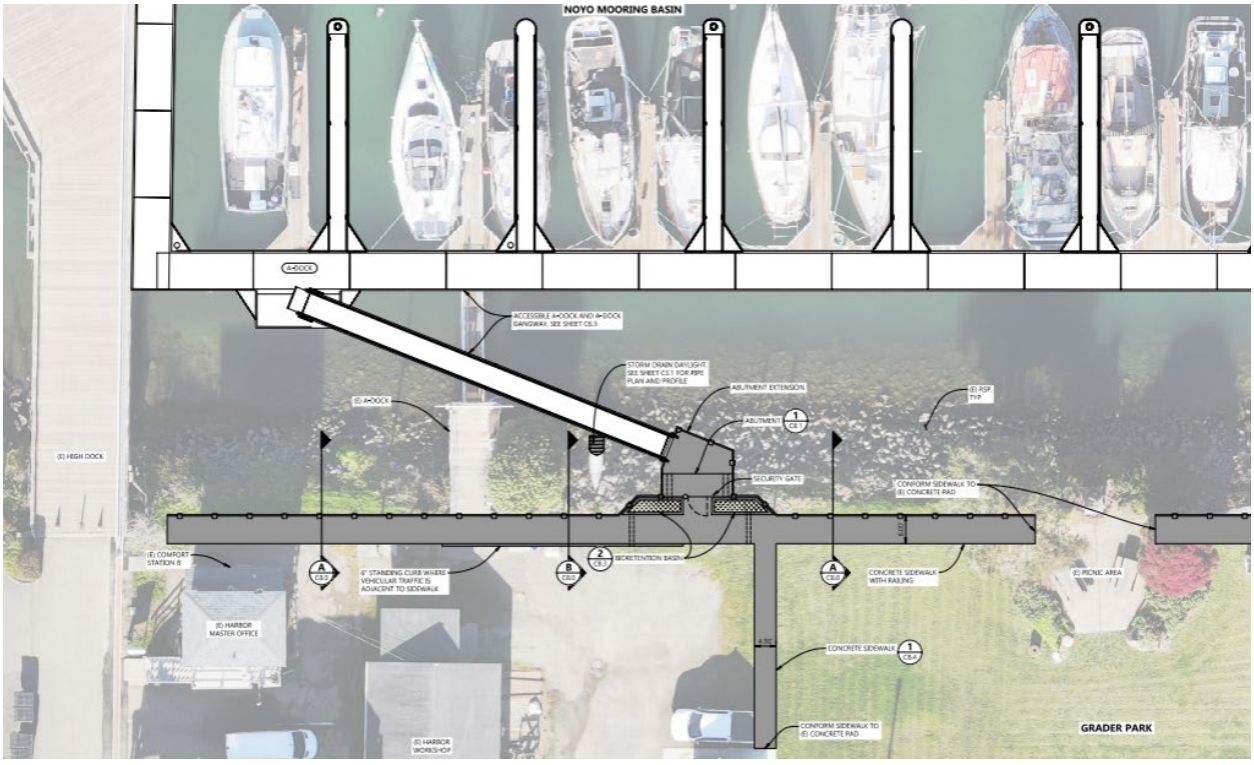
SHN has presented the Harbor District with 60% designs for the redevelopment of the marina. Within the design set are:

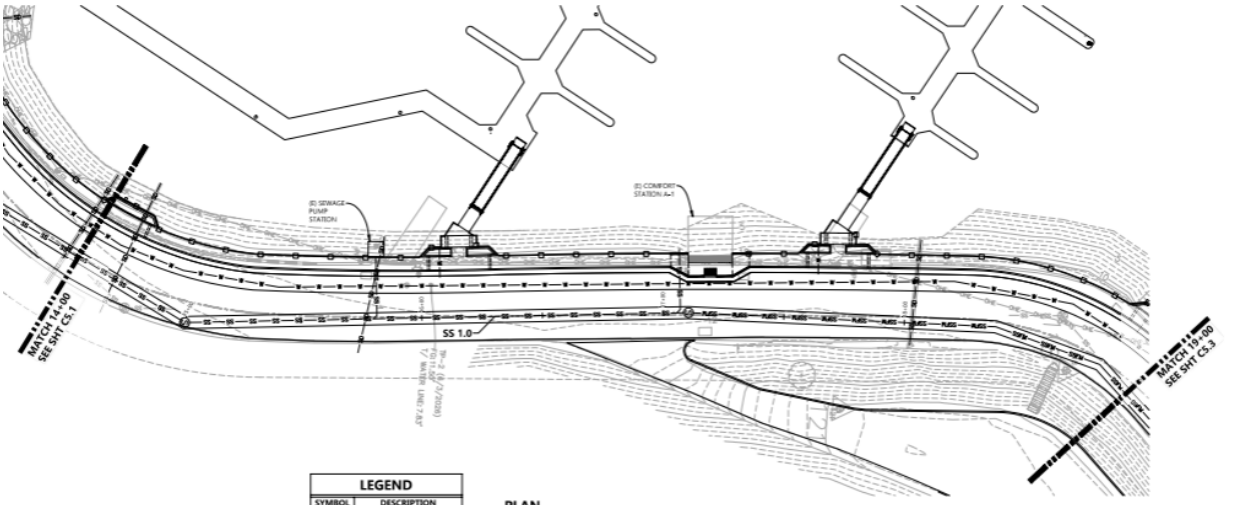
- configurations for all new docks, including C dock
- new water and power utilities
- new sewer utilities including a lift station at the C dock bathrooms
- improved roadway
- formalized curb side parking
- sidewalks
- curb and gutters to divert storm water
- bio-retention ponds
- formalized parking for H dock parking lot
- railing details for sidewalks
- electrical plan sets

The Harbormaster will bring full size plan set to the commission meeting for viewing and questions. Attached are various smaller sets of the plan set.


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BASIN ST

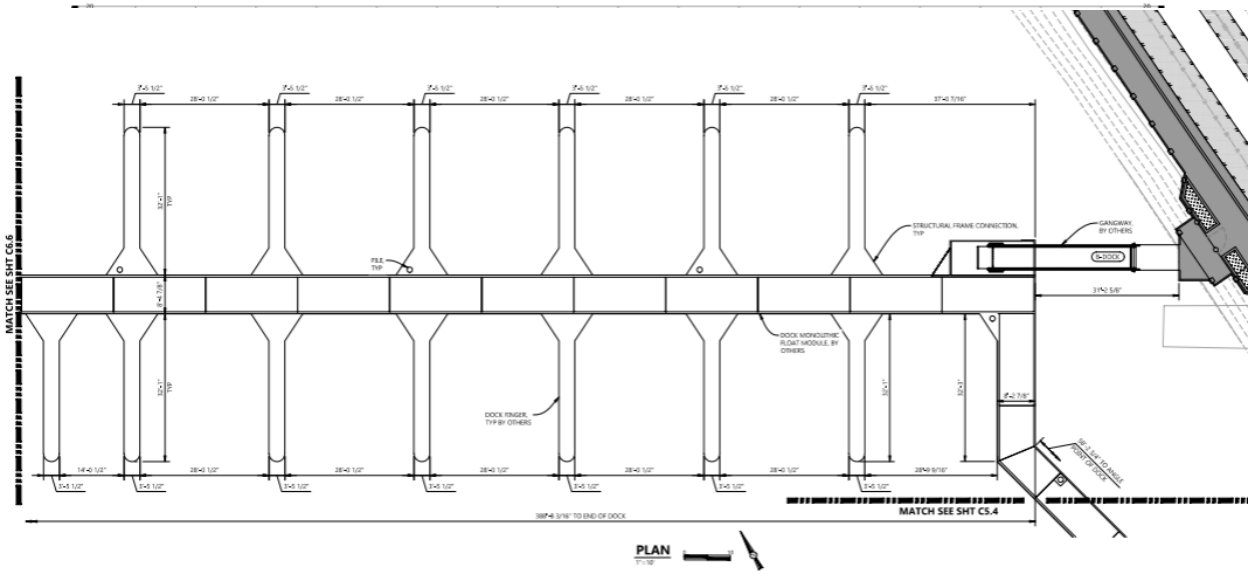

A-DOCK
B-DOCK
C-DOCK
D-DOCK
E-DOCK
F-DOCK
BASIN ST


NOYO MOORING BASIN
A-DOCK
ACCESSIBLE A-DOCK AND B-DOCK GANGWAY, SEE SHEET C0.3
STORM DRAIN DAYLIGHT SEE SHEET C3.1 FOR PIPE PLAN AND PROFILE
ABUTMENT EXTENSION
ABUTMENT
(E) RSP TYP
(E) A-DOCK
(E) HIGH DOCK
SECURITY GATE
CONFORM SIDEWALK TO (E) CONCRETE PAD
(E) COMFORT STATION B
6" STANDING CURB WHERE VEHICULAR TRAFFIC IS ADJACENT TO SIDEWALK
BIORETENTION BASIN
CONCRETE SIDEWALK WITH RAILING
(E) PICNIC AREA
(E) HARBOR MASTER OFFICE
CONCRETE SIDEWALK
CONFORM SIDEWALK TO (E) CONCRETE PAD
(E) HARBOR WORKSHOP
GRADER PARK

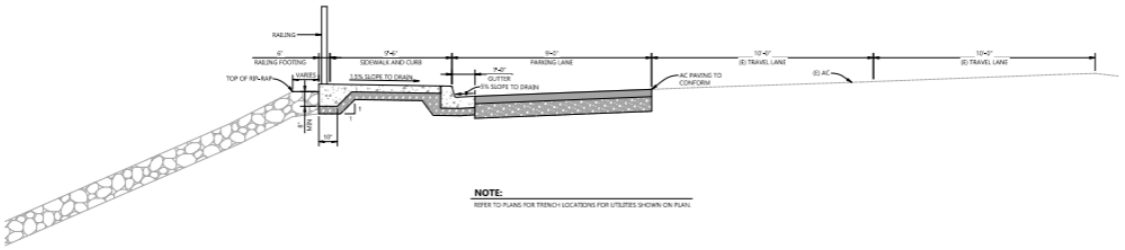


LEGEND	
SYMBOL	DESCRIPTION
SD	STORM DRAIN
SS	SANITARY SEWER
SSFM	SANITARY SEWER FORCE MAIN
W	WATER
FW	FIRE WATER
	SANITARY SEWER MANHOLE

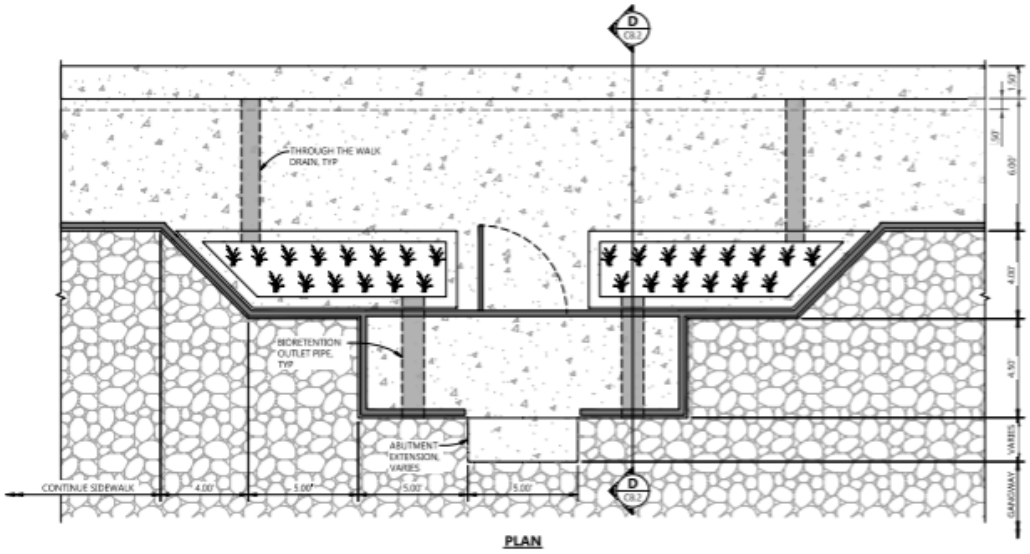
PLAN
1"=20'



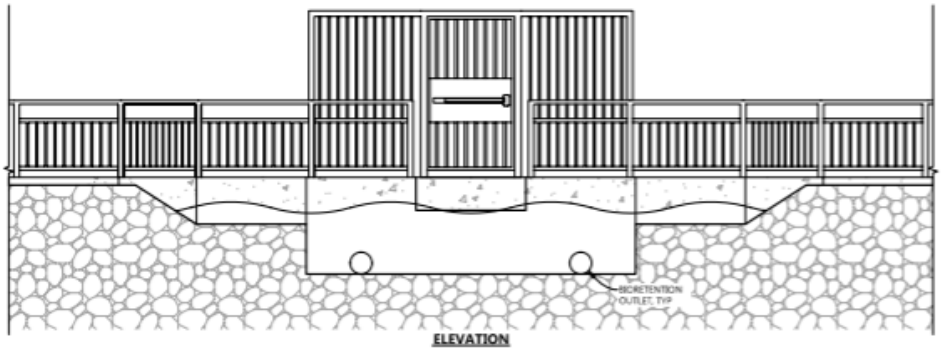
PLAN
1"=10'



TYPICAL ROAD SECTION



PLAN

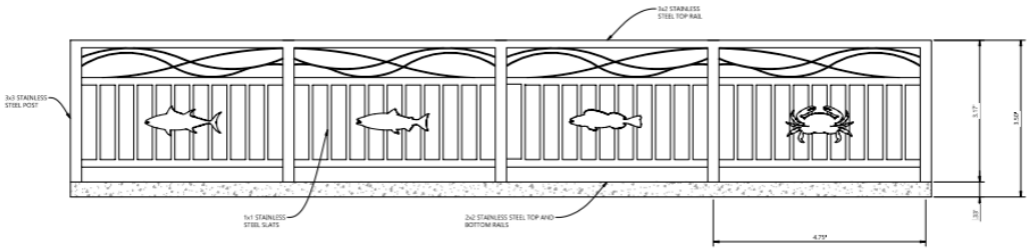


ELEVATION

ABUTMENT

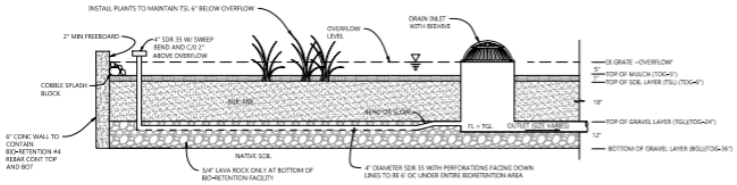
NTS

1



TYPICAL DECORATIVE RAILING ELEVATION

NTS



BIORETENTION FACILITY 2

NTS

Water Softening and Treatment of Icehouse Water

The Harbormaster engaged Sustainachem to conduct passivation and install a small water softening and treatment system within the icehouse. This installation treats the water that moves through the condenser, not the water that makes the ice. This should prevent any calcium or white rust build up within the condenser and extend the life of the condenser. Sustainachem will check on the system monthly