

**San Mateo County Harbor District  
Board of Harbor Commissioners  
Meeting Minutes**

**December 15, 2004  
7:00 p.m.**

**Municipal Services Building  
33 Arroyo Drive  
South San Francisco, CA 94083**

**Roll Call**

**Commissioners**

x Leo Padreddii, President  
Pietro Parravano, Vice President  
James J. Tucker, Secretary /Treasurer  
Sally R. Campbell, Commissioner  
Ken Lundie, Commissioner

**Staff**

Peter Grenell, General Manager  
Lindsay A. Marks, Director of Finance  
Robert Johnson, Harbormaster  
Dan Temko, Harbormaster  
Marc L. Zafferano, District Counsel

xPadreddii absent.

Parravano called the meeting to order in the absence of Padreddii.

**Public Comments/Questions — Public and Staff Recognition**

Temko recognized Deputy Harbor Masters Aaron Golbus, Matt McDonnell, Kevin Miles and Larry McPheeters for their outstanding efforts effecting a recent rescue of a surfer. Temko also recognized Assistant Harbor Master John Draper and the entire Pillar Point Harbor Patrol for capably managing things during Temko's recent absence.

**Consent Calendar — None**

All items on the consent calendar are approved by one motion unless a request is made at the beginning of the meeting that an item be withdrawn or transferred to the regular agenda. Any item on the regular agenda may be transferred to the consent calendar.

## Public Hearing — None

### Continued Business

- 1      TITLE:                            **Progress Report and Contract Extension for  
Transition Period: Jan Schroeder**
- RECOMMENDATION:    Extend contract through January 31, 2005 and authorize  
expenditure not to exceed \$5,000 conditioned on  
provision of written progress report

**Action:** Grenell presented the item. Campbell asked what Schroeder's hourly rate is, and is \$5,000 really needed for the proposed extension. Grenell replied that her rate is \$200 per hour, and around \$3,000 might be adequate, given that the Commission will meet on January 19, at which time if a few more hours are needed, the Commission could consider it then. Campbell proposed a \$2,500 cap on the extension. Tucker said that either way is all right, but suggested \$2,600 to provide for an exact number of additional hours of Schroeder's time. Lundie stated he had no problem with that, as did Parravano.

Motion by Tucker, second by Lundie to extend Schroeder's contract until January 31, 2005 at the \$2,600 level. Motion carried by 4 Ayes, 0 Nays (1 Absent).

### New Business

- 2      TITLE:                            **Bills and Claims in the Amount of \$1,108,406.90**
- RECOMMENDATION:    Approval of Bills and Claims and Transfer in the amount  
of \$1,108,406.90

**Action:** Tucker stated he had reviewed the Bills and Claims and they were in order. He stated that the total includes the annual debt service payment to the Department of Boating and Waterways.

Motion by Tucker, second by Lundie to approve the Bills and Claims and transfer in the amount of \$158,578.28. Motion carried by 5 Ayes, 0 Nays (1 Absent).



## 8 Pillar Point Harbor — Temko

**Action:** Temko commented on the removal of a 50 foot-long humpback whale from Mavericks beach. It was lassoed and towed offshore at high tide. Temko mentioned that the Radon patrol boat is back in operation following replacement of the left engine. Occupancy is steady at 100%. Three of the four new launch ramp docks have been installed. The fourth, a plastic alternative desired by the Department of Boating and Waterways, which is funding the project 100%, is expected to arrive soon. The dock incorporates gusseting, legs, and other strengthening to better adapt to tidal surges. Temko also reported on the new telephone system installed at Pillar Point, which includes weather reporting while callers are awaiting connections to their parties.

Tucker asked how far offshore the whale was towed. Temko estimated it at around four miles. He also said that on that day the Commander of Coast Guard Group San Francisco visited Pillar Point Harbor.

## Board of Harbor Commissioners

### 9 A. Committee Reports

**Action:** Tucker reported that he, Parravano, and Grenell met with the Half Moon Bay Fire Protection District committee concerning the lease extension negotiation. Tucker said that they did not receive the Harbor District's proposed rent increase very well. They mentioned the possibility of a lease purchase alternative. They need to confer further with their full Fire Commission.

Marks having returned to the meeting, Parravano returned to Agenda Item #3.

Tucker asked Marks to explain the Bills & Claims report for this item. Marks stated that the list shows portions of the bills the Finance Dept. has received and some bills that the District normally pays given approval at the first Commission meeting of each month. These total about \$98,000, which is just under the \$100,000 budgeted.

Campbell said she has no serious problem with approving this item with the provision that the District Treasurer reviews these bills. Tucker said that he would need to do this afterward, as he will be away until January 2, 2005. Marks said that the bills are ready for review now. Tucker responded that in that case he will review them now.

Motion by Tucker, second by Campbell to approve the item. Motion passed by 4 Ayes, 0 Nays (1 Absent).

### B. Commission Statements and Requests

**The Board of Harbor Commissioners may make public**

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**statements and requests. Requests may be made to place items on future agendas.**

**Action:** Campbell said that a constituent came to her, and told of a child falling into the water off a dock at Pillar Point Harbor. Campbell said it would be good to have a rope ladder or something similar that is inexpensive every so often on the docks to help anyone get out of the water if they fall in. The parents were able to get the child out of the water. There was no altercation between people. Campbell asked what could happen if no one is present to help someone who falls in.

Tucker said that on the Johnson Pier he could see putting something, but it's only about two feet on a dock finger. Campbell replied that she would not be able to climb out of the water if she were to fall in; men have more upper body strength.

Temko said that staff has looked into this. Harbor Patrolmen have fallen in; it's part of working on the docks. Maybe the District can install something but we need to first look at the budget because such an aid needs to be resistant to salt water and to be substantial in its construction. Staff will investigate a solution. Campbell stated she would appreciate this action.

Parravano thanked staff for arranging the annual dinner. He noted the presence at the dinner of a well-dressed young man (Commissioner Campbell's grandson) and found it encouraging to see, and hoped more young people might become acquainted with the Harbor District by coming to meetings. Campbell added that they could learn more about government.

Motion by Tucker, second by Campbell to adjourn to Closed Session. Adjournment was by unanimous vote at 7:30 p.m. Parravano then expressed wishes to all for a safe holiday season. He said there is lots to work on together and thanked everyone for all efforts to make the District work well. Temko seconded these thoughts.

## **Closed Session**

**10 TITLE: Conference with Legal Counsel: anticipated  
Litigation, Initiation of Litigation (1 Case) Pursuant to  
Government Code Sec. 54956.9(c)**  
**RECOMMENDATION: To be determined**

**11 TITLE: Conference with Real Property Negotiator: Parcels  
E, E-1, E-2, E-3, E-4, Oyster Point Marina/Park,  
South San Francisco, San Mateo County Harbor  
District and Marine Collections LLC, Regarding  
Lease and Sublease Price, Terms and Conditions**

RECOMMENDATION: Pursuant to Government Code Sec. 54956.8  
To be determined

12 TITLE: **Conference with Real Property Negotiator: Parcel AP 047-264-030, El Granada, San Mateo County Harbor District and Half Moon Bay Fire Protection District Regarding lease Extension Terms and Conditions Pursuant to Government Code Sec. 54956.8**

RECOMMENDATION: To be determined

Motion by Tucker, second by Lundie to adjourn back to Open Session. Adjournment was by unanimous vote at 8:04 p.m.

Zafferano stated that there was no reportable action from the Closed Session.

## **Continued Business** — Continued

13 TITLE: **Marine Collections LLC Request to Approve Sublease and/or Management Agreement of Marine Center at Oyster Point Marina/Park to Boat & Motor Mart**

RECOMMENDATION: Approve Sublease and/or management agreement with Boat & Motor Mart with conditions

14 TITLE: **Half Moon Bay Fire Protection District Request to Approve Extension of Lease of Property at El Granada**

RECOMMENDATION: Approve lease extension

**Action:** These items were continued to the next Commission meeting.

## **Adjournment**

Parravano stated that the next Commission meeting will be on January 19, 2005 in South San Francisco.

Motion by Campbell, second by Lundie to adjourn the meeting. Motion carried by a unanimous vote at 8:05 p.m.

APPROVED BY:

ATTESTED BY:

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Leo Padreddii  
President

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Deputy Secretary