

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

**October 1, 2003
7:00 p.m.**

**Coastside County Water District Office
766 Main Street
Half Moon Bay, CA 94019**

Roll Call

Commissioners

James J. Tucker, President
** Leo Padreddii, Vice President
Pietro Parravano, 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
Beverly Fontana, Deputy Secretary
Marc L. Zafferano, District Counsel

* arrived at 7:01 pm.

** absent due to family illness

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

Pamela Hein of San Diego addressed the Board. Mr. and Mrs. Hein have a vessel moored at Pillar Point Harbor. Mrs. Hein read from a memo, and provided a copy to the Commissioners. The Heins are against charging the mooring users for use of the mooring. She stated she understood the mooring was private and did not fall under the jurisdiction of the Harbor District. She also stated the mooring users do not use much if any of the District's accommodations, i.e., water, electricity, and cable.

Tucker stated this item will appear on the next agenda and public comments will be taken at that time also.

Consent Calendar

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consent calendar are approved by one motion unless a request is made at the beginning of the meeting that an item be withdrawn or transferred to the regular agenda.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

1 TITLE: **Minutes of September 3, 2003 Meeting**

RECOMMENDATION:

2 TITLE: **Minutes of September 17, 2003**

RECOMMENDATION:

Action: Motion by Parravano, second by Lundie to approve the Consent Calendar. Motion carried by unanimous vote. Tucker and Lundie abstained from item 2.

Public Hearing — none

Continued Business

3 TITLE: **District Personnel Policy Review Update**

RECOMMENDATION: To Be Determined

Action: Grenell presented a report on this item. He stated the review has been completed by the District's labor relations counsel and returned to the District. The General Manager stated there are issues in the policy review regarding possible amendments and additions that need addressing in regard to both MOUs. Grenell suggested the Board consider forming an ad hoc committee to review the policies prior to the entire packet going before the Board. Grenell added he would also like to use a similar approach to address the District's ordinance code.

Tucker asked the Board members if they had any objection to forming an ad hoc committee and if anyone would like to serve on that committee.

Parravano stated he disagrees with forming a committee and feels all Commissioners should review the documents together.

Zafferano stated a concern with the full Board reviewing the policies, adding some polices intertwine with others. Zafferano stated breaking down the task into a smaller group first will make it more manageable.

Tucker added he agrees with Parravano but would like staff to “hone it down a bit” prior to going to the full Board for review. Grenell stated a session devoted entirely to this item would be an excellent way to begin work on the personnel policy review. The second meeting in November will be set as the time to have the full Board review the District Personnel Policy review.

New Business

4 TITLE: Presentation for Pillar Point Harbor Sailing School: Rebecca Lee

RECOMMENDATION: To Be Determined

Action: Rebecca Lee presented her proposal to begin a sailing school on District property at Pillar Point Harbor. Ms. Lee gave a detailed report on her plan to proceed with this school.

After a few questions from the Board it was requested that Ms. Lee meet with Harbormaster Temko to refine the details and come back to the Board at its November 5th meeting.

5 TITLE: Pillar Point Harbor New Restroom Facilities

RECOMMENDATION: To Be Determined

Action: Grenell stated the District has received 8 proposals. The Commissioners did have a chance to review them and Grenell would like to know what direction to follow in regard to the proposals.

Grenell informed the Board that funding has now become potentially available from the Coastal Conservancy for the design portion of the restroom project. Grenell also has spoken to the President of the College of San Mateo in regard to the new pier project and the subject of the restroom project came up. The College is looking for a place to hold classes on the Coast and would be interested in use of the second floor of a new restroom building if, in fact, the District chooses to pursue building it.

Campbell asked at this time if the whole concept of the restroom had been changed. She stated she was under the impression the District was trying to construct restrooms similar to the State’s restrooms at St. Francis Beach.

7 TITLE: **Continuation of Negotiations with Raiser Resources, LLC: Tenth Amendment to Ground Lease with Raiser Resources, LLC.**

RECOMMENDATION: Adopt Resolution 32—03 Approving Tenth Lease Amendment

Action: Grenell requested this item be continued to the October 15th meeting.

Campbell stated this contract has already expired as of yesterday.

Parravano stated he felt with the contract already expired and the negotiations constantly being stalled he would like any further extensions with Raiser Resources on this parcel to cease.

Campbell concurred with Parravano that with the constant amendments made to the contract District is getting no where in developing this parcel.

Lundie stated the fact that the contract is now expired; the District should let the contract stay expired and reopen the parcel for development by other interested parties.

Campbell stated she is concerned to recently hear about plans for redevelopment of the Oyster Point Marina/Park area by the City of South San Francisco. She added she would support the project when it is brought back with the possibility of new developers.

Parravano thought this project would never happen since there was always some type of delay and/or amendments to the lease. Parravano stated now is the District's opportunity to pursue other possible developers that can move forward with a project.

Motion by Lundie, second by Campbell to terminate the contract.

Zafferano added that since the contract has terminated by its own terms the correct way handle it would be to contact Raiser Resources to return the most recent lease rent check, un-cashed, and inform them about the Board's decision.

The change of wording for the motion was agreed upon and voted on. Motion carried by 3 ayes, 1 nay (Tucker), 1 absent (Padreddii).

8 TITLE: **Bills and Claims in the Amount of \$114,083.73**

RECOMMENDATION: Approval

Action: Parravano stated he had reviewed the Bills and Claims and finds them to be in order.

Motion by Parravano, second by Lundie to approve the Bills and Claims in the amount of \$114,083.73. Motion carried by 4 ayes, 1 absent (Padreddii).

Reports for Possible Discussion/Action

Administration and Finance

9 General Manager Grenell

Action: Grenell had nothing to add to his written report.

10 Director of Finance Marks

Action: Marks stated she has passed out a staff report this evening regarding August 2003 accounts receivable.

Campbell requested the finance committee meet to discuss the report and some other financial concerns.

Operations

11 Oyster Point Marina/Park — Johnson

Action: Johnson stated he had nothing to add to his written report.

12 Pillar Point Harbor — Temko

Action: Temko had one addition to his written report. Temko invited all to attend the Culinary Institute-prepared salmon lunch on October 6, 2003 at Pillar Point Harbor.

Lundie stated he was very pleased with the progress of the paving project at Pillar Point Harbor. Lundie stated he has seen daily how involved Temko has been in the project and thanked him.

Board of Harbor Commissioners

13 A. Committee Reports— none

Action: Parravano gave a brief update of a meeting of the finance committee. One issue the committee is dealing with at this time is the proper use of Commissioner stamps for transfers and checks.

B. Commission Statements and Requests

The Board of Harbor Commissioners may make public statements and requests. Requests may be made to place items on future agendas.

Action: Lundie requested his name be removed from the Commissioner Committee assignments list. He also stated he would like any wording in regard to the restroom building state that only, and that no longer should the title state “commercial/restroom”.

Continued Business — continued

14 TITLE: **Identify Labor Negotiator Pursuant to Government Code §54957.6**

RECOMMENDATION: Identify Labor Negotiator Pursuant to Government Code Section §54956.8

15 TITLE: **Identify Real Property Negotiator Pursuant to Government Code Section §54956.8**

RECOMMENDATION: Identify Real Property Negotiator Pursuant to Government Code Section §54956.8

Action: Grenell was identified as both labor and real property negotiator for the following closed session.

Grenell stated closed session items 16, 18 will not need to be heard tonight.

Motion by Parravano, second by Tucker to break at 8:22 p.m.

Closed session began at 8:34 p.m.

Closed Session

- 16 TITLE: **Conference with Real Property
Negotiator, Government Code §54956.8**
RECOMMENDATION: To Be Determined
- 17 TITLE: **Conference with Labor Negotiator
Pursuant to Government Code §54957.6**
RECOMMENDATION: To Be Determined
- 19 TITLE: **Public Employee Performance
Evaluation: General Manager Pursuant
to Government Code §54957**
RECOMMENDATION: To Be Determined

Motion by Parravano, second by Lundie to adjourn to Open Session at 9:05 p.m.
No reportable action from the Closed Session.

Adjournment

Motion by Lundie, second by Parravano to adjourn the meeting. Meeting adjourned
by unanimous vote at 9:06 p.m.

APPROVED BY:

ATTESTED BY:

James J. Tucker
President

Beverly Fontana
Deputy Secretary