

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

**November 15, 2006
7:00 p.m.**

**Oyster Point Yacht Club
911 Marina Blvd.
South San Francisco, CA 94083**

Roll Call

Commissioners

- x Pietro Parravano, President
- James Tucker, Vice President
- Ken Lundie, Treasurer
- Leo Padreddii, Secretary
- Sally Campbell, Commissioner

Staff

- Peter Grenell, General Manager
- x Eileen M. Wilkerson, Human Resource Manager
- Marcia Schnapp, Director of Finance
- Robert Johnson, Harbormaster
- Dan Temko, Harbormaster
- Theresa N. Hayes, Deputy Secretary
- Marc Zafferano, District Counsel

x- Absent

Public Comments/Questions- None

Staff Recognition- None

Consent Calendar

All items on the consent calendar are approved by one motion unless a Commissioner requests at the beginning of the meeting that an item be withdrawn or transferred to the regular agenda.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 Meeting November 1, 2006**
REPORT: Draft minutes
PROPOSED ACTION: Approval

Action: Motion by Lundie, second by Campbell to approve minutes of November 1, 2006.
The motion passed.

Ayes: 3

Nays: 0

Abstention: 1 (Tucker)

Public Hearing - None

Continued Business

2 TITLE: **Selection of Lowest Responsible Bidder for Pillar Point Harbor Restroom Project Bid and Authorize Contract Execution**
REPORT: Staff Report
PROPOSED ACTION: To Be Determined

Grenell requested to have this item moved to the next Board meeting when the full Board is present. This item has been moved to the December 6th Board meeting.

3 TITLE: **Commercial Activity Permit for Sea Pure at Pillar Point Harbor**
REPORT: Application
PROPOSED ACTION: Approve Commercial Activity Permit for Sea Pure

The application for this permit was not received in time for this meeting. This item has been moved to the December 6th Board meeting.

4 TITLE: **Commercial Activity Permit for Anthony J. Anastole at Oyster Point Marina**
REPORT: Application
PROPOSED ACTION: Approve Commercial Activity Permit for Anthony J. Anastole

Grenell briefed the Board on this item and requested no action be taken because there are fee negotiations that need to be discussed with Mr. Anastole. This item has been moved to the December 6th Board meeting.

- 5 TITLE: **Amendment to Winzler & Kelly Contract: Adjust Engineering Design From Forty Berths to Seventy-one Berths**
- REPORT: Memo
- PROPOSED ACTION: Approve amendment to augment the Winzler & Kelly contract to design seventy-one berths for an additional amount not to exceed \$22,487.00.

Grenell stated that this amount is what it would cost the District to simply add on an additional 31 berths to the design and engineering forty berth project now in progress. Grenell recommended this amendment to cover the design cost of thirty-one berths, but stated that the firm will still work on the task order basis as authorized by the District previously.

Tucker stated this is an acceptable number for an additional thirty-one berths.

Campbell asked that the amendment be conditioned on the stated amount not increasing at a later date.

Action: Motion by Campbell, second by Lundie to approve amendment to augment the Winzler & Kelly contract to design seventy-one berths for an additional amount not to exceed \$22,487.00 with Campbell's condition. The motion passed.

Ayes: 4
Nays: 0

New Business

- 6 TITLE: **Review of Coastal Development Permit (No. 2-02-023) Application of Chris Mickelsen to Remove Rip Rap Material and Restore Shoreline Area at 350 and 380 Princeton Ave., Princeton by the Sea: Consideration of Being Co-Applicant**
- REPORT: Memo, Attachment
- PROPOSED ACTION: To Be Determined

Grenell informed the Board that the Coastal Commission has required the rip-rap on Mickelson's property below mean tide be removed from the Harbor District's jurisdiction. Chris Mickelson's proposed project involves removal of the rip-rap and restoration of the shoreline area. Grenell added that the District has been invited to be co-applicant on the Mickelson Coastal Development Permit, but recommended the District not accept and find that it is not in the District's best interest.

Kerry L. Burke, representing Mickelson, concurred with Grenell and stated that removal of the rip-rap and restoration of the shoreline will be totally within the Mickelson

property. Burke has requested the Board review this proposal and find it has no objections.

Action: Motion by Padreddii, second by Lundie to approve Item 6. The motion passed.

Ayes: 4
Nays: 0

7 TITLE: **Possible Cancellation of December 20, 2006 and January 3, 2007 Harbor Commission Meeting**
REPORT: Calendars
PROPOSED ACTION: To Be Determined

Campbell stated that it would be a mistake to cancel both meetings due to recent events. Campbell suggested keeping the December 20, 2006 meeting and cancelling the January 3, 2007 meeting.

Action: Motion by Campbell, second by Lundie to keep the December 6, 2006 meeting as scheduled and cancel the January 3, 2007 meeting.

Ayes: 4
Nays: 0

8 TITLE: **September 30, 2006 Quarterly District Investment Balances Report**
REPORT: Report
PROPOSED ACTION: Approve September 30, 2006 Quarterly District Investment Balances Report

Lundie informed the Board he reviewed the September 30, 2006 Quarterly District Investment Balances Report and found them in order.

Action: Motion by Lundie, second by Padreddii to approve the September 30, 2006 Quarterly District Investment Balances Report. The motion passed.

Ayes: 4
Nays: 0

9 TITLE: **Bills and Claims in the Amount of \$172,407.29**
REPORT: Bills and Claims Detailed Summary
PROPOSED ACTION: Approval of Bills and Claims for payment and a transfer in the amount of \$172,407.29 to cover payment of Bills and Claims

Lundie informed the Board he reviewed the Bills and Claims and found them in order.

Action: Motion by Lundie, second by Campbell to approve bills and claims in the amount of \$172,407.29. The motion passes.

Ayes: 4

Nays: 0

Reports for Possible Discussion/Action

Administration and Finance

10 General Manager - Grenell

Action:

Grenell informed the Board he had a meeting earlier that morning with a broker whose client is interested in taking over the Ship to Shore lease. Grenell suggested putting this on a December meeting agenda as a closed session item for the Board to discuss. The applicant's proposal is to maintain the existing use but expand operations and replace the tent with a permanent structure. Grenell suggested a two member ad hoc committee to discuss various issues and questions that arise during lease negotiations. Commissioners Campbell and Lundie will act in this capacity.

11 Director of Finance - Schnapp

Nothing further to add.

12 Human Resources Manager – Wilkerson

Nothing further to add.

Operations

13 Oyster Point Marina/Park - Johnson

Action:

Johnson informed the Board that the West Basin dredging project sediment testing is in and Moffatt & Nichols Engineering expects the permit process to begin sometime in December.

Johnson added that he had a meeting with Tim Bazley of BlueWater Design Group concerning the Launch Ramp. Bazley will bring before the Commission at the December 20th meeting, a project description and associated exhibits for certification of categorical exemption by the Board.

**14 Pillar Point Harbor – Temko
Action:**

Temko informed the Board that commercial crab season opened today and sport crab season opened over the weekend. Temko added it was a huge weekend at the Harbor and that crab season opener has become a very big event in the community.

Temko added that Dutra Construction is still on top of the pier working to finish the rehabilitation project. Temko instructed Dutra to stop working on Wednesday, November 15th because there was too much traffic from crab season opener. Temko added that the surface product that was used on the end of the pier has too aggressive a grip which makes it hard to clean. It cannot be hosed clean which causes concern of organic matter being lodged into the surface creating a problem for the fish buyers. Temko is having the supplier of the material suggest a suitable replacement for that. Campbell questioned whether the Engineers will be paying for this fix since they should have been aware of this problem in the first place. Temko said he will push for that. He added that there was a difference in the test patch and the actual application. Tucker stated that if a patch was done in lieu of a submittal then that becomes a submittal because it was a patch for Temko to approve; and if Temko approved it and that's not what they applied then they are liable to pay for it. Temko concluded that overall the pier rehabilitation project has gone well.

Board of Harbor Commissioners

- 15** A. Committee Reports
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.

Campbell stated that she has been working with the District's website manager and suggested everyone take a look at what has been done so far. On Pillar Point's link there is a box that says "Your Harbor, Your Community" which you can click on and see recent and future events. Oyster Point Marina/Park is also in progress with the same concept.

Lundie added that he never saw anything like what he saw on Saturday, November 11th with the opener of sport crab season. Lundie believes this is the beginning of an event that will get bigger by the year.

Lundie added that there is a very old tree at the northern end of the parking lot at Pillar Point which he believes the developer of the Harbor Village may request to have taken down or cut back. If this comes up Lundie thinks that it should be brought before the Board to decide. The Board agreed.

16 TITLE: **Identify Real Property Negotiator Pursuant to Government Code §54956.8**
REPORT: Zafferano
PROPOSED ACTION: Identify Real Property Negotiator Peter Grenell

Zafferano, District Counsel, identified Grenell as the Real Property Negotiator.

Action: Motion by Campbell, second by Lundie to go into closed session. The motion passed at 7:35 p.m.

Ayes: 4

Nays: 0

Closed Session

17 TITLE: **Conference with Real Property Negotiator: Ketch Joanne Restaurant and Harbor Bar, Parcel 3, One Johnson Pier, Lessees Building, APN 047-083-060, Pillar Point Harbor, El Granada, San Mateo County Regarding Lease, Price, and Terms and Conditions Pursuant to Government Code Section §54956.8**
REPORT: Grenell
PROPOSED ACTION: To Be Determined

Action: Motion by Campbell, second by Lundie to adjourn to closed session. The motion passed by unanimous vote.

Continued Business, Cont'd

Zafferano reported no reportable action from closed session.

18 TITLE: **(1) Adopt Resolution 59-06 to Approve Assignment of Lease of Huck Finn Sportfishing to Ketch Joanne Restaurant and Harbor Bar; (2) Approve Amendments to Ketch Joanne Restaurant and Harbor Bar Lease; and (3) Adopt Resolution 60-06 to Approve the Termination of the Huck Finn Sportfishing Lease.**
REPORT: Memo and Attachments, Resolutions
PROPOSED ACTION: Adopt Resolution 59-06 to Approve Assignment of Lease to Ketch Joanne, Approve Amendments to Ketch Joanne Lease and Authorize President of Board of Harbor Commissioners to Execute Consent of Lessee Form, and

Adopt Resolution 60-06 to Approve the Termination of the Huck Finn Sportfishing Lease.

Item 18 was put over to the next Board meeting

Adjournment

Action: Motion by Campbell, second by Lundie to adjourn the meeting. The motion passed by unanimous vote at 7:54 p.m.

The next regularly scheduled meeting will be held on December 6, 2006 at the Coastside County Water District, 766 Main Street, Half Moon Bay, CA 94019 at 7:00 p.m.

APPROVED BY:

James Tucker

James Tucker
Vice President

ATTESTED BY:

Theresa N. Hayes

Theresa N. Hayes
Deputy Secretary