

San Mateo County Harbor District Board of Harbor Commissioners Meeting Minutes

July 16, 2003
7:00 p.m.

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

Roll Call

Commissioners

- James J. Tucker, President
 - Leo Padreddii, Vice President
 - Pietro Parravano, Secretary /Treasurer
 - Sally R. Campbell, Commissioner
 - * Ken Lundie, Commissioner
- Late (arrived at 7:25 p.m.)

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

Public Comments/Questions — Public and Staff Recognition

Harbormaster Temko recognized Renee Koszis, Accounting Specialist and Don Coats, Lead Maintenance Specialist for their work in recovering over \$5,000 from the company that supplies the District with portable restrooms. Renee had noticed a large bill and asked Coats to look it over. The two employees took it upon themselves to research the bill. The overcharging had been going on for over one year and now the money has been credited to the District's account. Temko wanted to publicly thank them.

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consent calendar are approved by one motion unless a request is made at the beginning of the meeting that an item be withdrawn or transferred to the regular agenda.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 June 18, 2003 Meeting**
 RECOMMENDATION: Approval

2 TITLE: **Claim of Don Koblick vs. San Mateo County Harbor District**
 RECOMMENDATION: Deny Claim

Action: Request by Campbell to remove item 2 from Consent Calendar for discussion.

Motion by Padreddii, second by Parravano to approve item 1 on the Consent Calendar and move item 2 to Continued Business. Motion carried by a unanimous vote.

Public Hearing - none

Continued Business

Campbell requested this item be moved from Consent to Continued Business since it concerned money.

2 TITLE: **Claim of Don Koblick vs. San Mateo County Harbor District**
 RECOMMENDATION: Deny Claim

Action: Grenell stated the claim is in the Commissioners' packets and it has been District practice to present the claims to the Board with a recommendation of denial.

Motion by Tucker, second by Padreddii to deny claim. Motion carried by 4 ayes, 0 nays, 1 absent (Lundie).

- 3 TITLE: Loan Restructuring with Department of Boating and Waterways**
RECOMMENDATION: Adopt Resolution 02 — 03 and Approve Loan Restructuring Agreement

Action: Zafferano stated he had received the final draft documents from the Department of Boating and Waterways and has forwarded them to the General Manager for review and then they will be presented the Board for review and action.

Campbell requested the revisions of the agreement be highlighted or marked in some way for the Commissioners to easily review them. Zafferano stated they are and he assured the Board the edits would be shown on the draft agreement.

This item will be continued to the next Board meeting.

- 4 TITLE: Ninth Amendment to Ground Lease with Raiser Resources, LLC**
RECOMMENDATION: To Be Determined

Action: Grenell gave an update on the Raiser Resources, LLC lease. Grenell added they are making progress with the negotiations and staff recommends this amendment to extend dates for further negotiations.

Motion by Parravano, second by Padreddii to the Ninth Amendment to the Ground Lease with Raiser Resources, LLC. Motion carried by 3 ayes, 1 nay (Campbell), 1 absent (Lundie).

New Business

- 5 TITLE: Request for Memorial Bench on District Property**
RECOMMENDATION: To Be Determined

Action: Temko stated the Harbor is frequently approached for memorial requests. Temko would like to suggest the District create a policy for placing memorial benches and other memorials on District property. In his written staff report Temko supplied a sample policy from San Francisco for the same type of thing.

Padreddii stated perhaps families might receive a Proclamation from the District to memorialize their family members who have passed away. He feels this way they could have something in their home to view.

Temko added currently there is one family hoping to place a bench in the very near future and this should happen before a policy is drawn up. The cost for a memorial should help defray the maintenance of the memorial item. Staff recommends approval of the memorial for Ray Lynch now and adopting a policy for future requests.

No Board vote was taken on this item, but it was agreed to approve the Lynch memorial and create a policy for the future.

6 TITLE: **Bills and Claims in the Amount of \$108,230.67**
RECOMMENDATION: Approval

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

Motion by Parravano, second by Padreddii to approve the Bills and Claims in the amount of \$108,230.67. Motion carried by 4 ayes, 0 nays, 1 absent (Lundie).

Reports for Possible Discussion/Action

Administration and Finance

7 General Manager Grenell

Action: Grenell stated he did not provide a written report since he was on vacation. He provided an oral update on the draft Revised Management Plan of the Monterey Bay National Marine Sanctuary that he has been working on.

Grenell also stated he has met with John King of King Ventures to discuss the lease on the Marine Center in Oyster Point Marina/Park. Grenell stated Mr. King is eager to work on a more satisfactory and productive approach to the lease and a closed session item will be placed on the next agenda.

8 Director of Finance Marks

Action: Marks had nothing to report.

Operations

9 Oyster Point Marina/Park — Johnson

Action: Johnson stated he, too, was on vacation and did not provide a written report. He stated he has provided North Coast Divers' invoices for Board review. Johnson gave an update on the south shoreline at Oyster Point Marina Park and work that is going on at this time.

Campbell asked about the status of a playground at Oyster Point Marina Park. Johnson stated that is still in the future for the Marina.

10 Pillar Point Harbor — Temko

Action: Temko stated there was a small correction to his written report. Temko also stated he will be on vacation for the next meeting and that Assistant Harbormaster John Draper will fill in for him.

Temko addressed the last issue on his written report in regard to the commercial fishermen's berth rate discount. He didn't know if Mr. Anderson, who was in the audience, was planning on addressing this issue. Temko stated the fishermen, although doing better this year, are still making up for a less than perfect season last year. They received a 14% increase this year in berth rates.

Temko was also concerned that Mr. Koblick did not hear the action taken on his claim item 2 of the agenda tonight.

Temko spoke to Mr. Koblick to make sure he understood the Board denied his claim. Koblick, stated he was without his hearing device and his current illness has caused him to be unable to hear what went on, said he would just drop the claim at this time.

Parravano thanked Mr. Koblick for attending the meeting and wished him well with his treatment. He then moved on to the commercial fishermen's exemption. Parravano stated this exemption never had an expiration date and should not have been removed from the budget.

Grenell stated he does not remember any order of the Board to keep the exemption in this current budget. The FY03/04 Budget's Rates and Fees would have to be amended.

Tucker added the budget should not have to be amended, just the Rates and Fees Schedule.

Board of Harbor Commissioners

11 A. Committee Reports - None

- 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 information on the status of the boatyard's Request for Proposals. Grenell stated six proposals have been received and the item will be addressed at the first meeting in August. Lundie stated he was late to the meeting due to an accident he came upon and he rendered medical assistance.

Parravano requested the exemption for active commercial fishermen be placed on the next agenda. Grenell stated it would be.

Parravano stated the Coastside Chamber of Commerce is starting up a campaign to encourage Ecotourism on the Coast. The Chamber has asked him to participate on the campaign. The draw to the coast is for farming and fish and he would like to include the Harbor in the campaign with an interpretive center plan.

Continued Business — continued

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| 12 | TITLE: | Identify Real Property Negotiator Pursuant to Government Code §54956.8 |
| | REPORT: | Zafferano |
| | PROPOSED ACTION: | Identify General Manager Peter Grenell as District Real Property Negotiator |
| | | |
| 13 | TITLE: | Identify Labor Negotiator Pursuant to Government Code §54957.6 |
| | REPORT: | Zafferano |
| | PROPOSED ACTION: | Identify General Manager Peter Grenell as District Labor Negotiator |

Action: Grenell was identified as the negotiator for both the District's Labor and Real Property items in Closed Session.

Motion by Lundie, second by Parravano to break prior to Closed Session. Motion carried by a unanimous vote at 7:37 p.m.

Closed Session began at 7:48 p.m.

Closed Session

- 14 TITLE: **Conference With Real Property Negotiator, Government Code Section 54956.8**
PROPERTY: Parcel A at Oyster Point Marina/Park, City of South San Francisco
NEGOTIATING PARTIES: San Mateo County Harbor District and Raiser Resources, LLC
UNDER NEGOTIATION: Price and Terms of Payment for Lease
- 15 TITLE: **Conference with Labor Negotiator Pursuant to Government Code § 54957.6: Operating Engineers Local 3**
AGENCY NEGOTIATOR: Peter Grenell
PROPOSED ACTION: To Be Determined
- 16 TITLE: **Public Employee Performance Evaluation: General Manager Pursuant to Government Code §54957**
REPORT: Tucker, Parravano
PROPOSED ACTION: To Be Determined

Motion by Lundie, second by Parravano to reconvene to open session at 8:08 p.m.

Action: No reportable action.

Adjournment

Motion by Lundie, second by Padreddii to adjourn the meeting. Meeting adjourned by unanimous vote at 8:09 p.m.

APPROVED BY:

ATTESTED BY:

James J. Tucker

Beverly Fontana

President

Deputy Secretary