

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

October 21, 2009
7:00 p.m.

Municipal Services Building
33 Arroyo Drive
South San Francisco, Ca. 94080

Roll Call

Commissioners

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

Staff

Peter Grenell, General Manager
Marcia Schnapp, Director of Finance
Marietta Harris, Human Resource Manager
Robert Johnson, Harbormaster
Dan Temko, Harbormaster
Marc Zafferano, District Counsel

x-absent

Public Comments/Questions — None.

Staff Recognition- Grenell recognized the Oyster Point Harbor Patrol for their outstanding support at the WETA Ground Breaking Ceremony on Monday October 19, 2009. Campbell agreed that they did an outstanding job. Johnson thanked the Commission and Administration for their support and stated that it was an excellent day. Padreddii stated that even though the weather was bad, they handled everything well and did a good job.

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calendar are approved by one motion unless a Commissioner requests at the beginning of the meeting that an item be withdrawn or transferred to the regular agenda.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 October 7, 2009**
 REPORT: Draft minutes
 PROPOSED ACTION: Approval

Action: Motion by Parravano, second by Campbell to approve item number 1. The motion passed.

Ayes: 3
Nays: 0
Absent: 2 (Lundie, Tucker)

Public Hearing - None

Continued Business - None

New Business

- 2 TITLE: **Commercial Activity Permit for Yacht Connections International, LLC.**
 REPORT: Grenell
 PROPOSED ACTION: Approve Commercial Activity Permit

McMahon built and operates the *California Spirit*. She brought the vessel to Oyster Point Marina recently and held an open house which received a great turn-out of people. She would like permission to utilize the guest dock for charter cruise operations.

Campbell apologized for not attending the open house. She addressed her concern of improving the guest dock and asked about McMahon's willingness to possibly help by

contributing some money toward the cost. McMahon stated that she is open to discuss the matter.

Padreddii stated that he attended the open house and the *California Spirit* is a beautiful boat.

Grenell pointed out that he and McMahon have discussed promoting the use of her vessel and they have come to a reasonable agreement that the first eight visits for the landing fee should be waived. That will allow her to assess the market.

Campbell asked what the launch fees are and how did they arrive at the number eight.

Grenell stated that it is a one hundred dollar fee for each landing, two hundred round trip. McMahon clarified how she operates.

Martinucci toured the *California Spirit* a few weeks ago and was very impressed with the vessel. She stated that she is ready to promote this to her Chamber of Commerce members.

Parravano asked if we could promote the *California Spirit* with the As Fresh As It Gets program of the Convention and Visitors Bureau. Martinucci used to work for the program and stated that is a definite possibility.

Action: Motion by Campbell, second by Parravano to approve the Commercial Activity Permit. The motion passed.

Ayes: 3

Nays: 0

Absent: (Lundie, Tucker)

- 3** TITLE: **Presentation of Lease Proposal by Melissa M. Manson for Pillar Point Harbor Parcel 5; Vacant Premises.**
REPORT: Manson presentation
PROPOSED ACTION: To Be Determined

Grenell stated that Manson contacted the District regarding her interest in the old Ship to Shore location and requested permission to make a short presentation to the Board.

Manson stated that she owns Half To Have It and is currently on Main Street in Half Moon Bay. She is a small business owner and in today's economy is looking to downsize from her current location. Her lease on Main Street is up in one year and feels that the location at Pillar Point Harbor is ideal for her store. She said getting a use permit might take a year.

Grenell said Manson's proposal would be reviewed.

The Board took no action.

- 4 **TITLE:** **Bills and Claims in the Amount of \$104,793.72**
 REPORT: Bills and Claims Detailed Summary
 PROPOSED ACTION: Approval of Bills and Claims for payment and a transfer in the
 amount of \$104,793.72 to cover payment of Bills and Claims

Parravano stated that he reviewed the bills and claims and found them in order. He recommended approval.

Action: Motion by Parravano, second by Campbell to approve the bills and claims in the amount of \$104,793.72. The motion passed.

Ayes: 3
Nays: 0
Absent: 2 (Lundie, Tucker)

Reports for Possible Discussion/Action Administration and Finance

- 5 **General Manager - Grenell**
 Nothing further to add to written report.
- 6 **Director of Finance - Schnapp**
 Nothing further to add to written report.
- 7 **Human Resources Manager - Harris**
 Nothing further to add to written report.

Operations

- 8 **Oyster Point Marina/Park - Johnson**
 Since the permit for the *California Spirit* was approved, he informed the Board that he will bring a conceptual plan to Grenell for dock eight improvements.

9 Pillar Point Harbor – Temko

Temko stated that he attended the 61st Annual California Harbor Masters and Port Captains Association training in Monterey. This was a very informative conference and he was able to get updated on new technology and network with various professionals in the field. It was very beneficial and he thanked the District for allowing him to attend.

He also stated that Tuesday was the first day of the storm and he did not leave for training until the storm abated. The Harbor held up well. The storm damage resulted in two boats on the beach which were able to refloat easily with the patrol boat.

The patrol boat *Alomar* returned from haul-out repair at KKMI and now the patrol boat *Radon* is at KKMI for maintenance. The current occupancy is 92% or 337 vessels. He is now getting a good influx of vessels due to crab season which opens next month. Moorings are up to 27%. Draper is attending a meeting regarding the upcoming Mavericks event.

Board of Harbor Commissioners

10 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.

None.

Grenell stated that Cassandra Clark was in attendance to speak on Closed Session item 15. Clark stated that she was there to reiterate their interest in occupying the vacant spot at the Harbor. She was asked for additional information and has provided that to the District and is happy to answer any questions.

Campbell asked if she and her partner were prepared to start the business up with her on the lease as the sole signatory person. She stated yes.

11 TITLE: Identify Labor Negotiator Pursuant to Government Code §54957.6

REPORT: Zafferano

PROPOSED ACTION: Identify Labor Negotiator Peter Grenell

12 TITLE: Identify Real Property Negotiator Pursuant to Government Code §54956.8

REPORT: Zafferano

PROPOSED ACTION: Identify Real Property Negotiator Peter Grenell

Zafferano identified Grenell as the labor negotiator and the real property negotiator for items 11 and 12.

Motion: Action by Campbell, second by Parravano to adjourn to closed session. The motion passed unanimously at 7:31pm.

Closed Session

- 13** TITLE: **Conference with Labor Negotiator pursuant to Government Code §54957.6: Teamsters Local Union 856**
REPORT: Grenell
PROPOSED ACTION: To Be Determined
- 14** TITLE: **Conference with Labor Negotiator pursuant to Government Code §54957.6: Operating Engineers Local Union No. 3**
REPORT: Grenell
PROPOSED ACTION: To Be Determined
- 15** TITLE: **Conference with Real Property Negotiator: Pursuant to Government Code Section §54956.8**
PROPERTY: **Parcel 5, One Johnson Pier, Lessees Building, APN 047-083-060, Pillar Point Harbor, El Granada, San Mateo County**
REPORT: **San Mateo County Harbor District and Mavericks Surf Shop, LLC**
NEGOTIATING PARTIES: **San Mateo County Harbor District and Mavericks Surf Shop, LLC**
UNDER NEGOTIATION: **Lease terms and conditions**

Open Session, Continued

There was no reportable action from Closed Session.

- 16** TITLE: **Amended MOU with Teamsters Local Union 856**
REPORT: Harris, Grenell, Memo, MOU
PROPOSED ACTION: To Be Determined

Action: Motion by Parravano, second by Campbell to approve the amended MOU. The motion passed.

Ayes: 3
Nays: 0
Absent: (Lundie, Tucker)

Adjournment

Action: Motion by Campbell, second by Parravano to adjourn the meeting. The motion passed unanimously at 8:16pm.

The next scheduled meeting will be held on November 4, 2009 at the Comfort Inn, 2930 Cabrillo Highway, Half Moon Bay at 7:00 p.m.

Peter Grenell
Acting Deputy Secretary

Leo Padreddi
President