

**NORTH COAST RAILROAD AUTHORITY (NCRA)
BOARD OF DIRECTORS REGULAR BOARD MEETING**

Wednesday, September 12, 2007 ~ **11:00**

Healdsburg City Council Chambers

401 Grove Street

Sonoma County

DRAFT AGENDA

AGENDA NOTE

All items appearing on the agenda are subject to action by the Board of Directors. Staff recommendations are subject to action by the Board of Directors. Staff recommendations are subject to change by the Board.

A. CALL TO ORDER

B. ROLL CALL

C. AGENDA APPROVAL

D. MATTERS FROM THE BOARD

E. CONSENT CALENDAR

1. Approval of Financial Statements – August 2007
2. Approval of Warrants Issued August 2007
3. Approval of Executive Director Expenses August 2007
4. Approval of Minutes Regular Board Meeting– August 2007
5. Approval of Sonoma County Index Code 787408 Wingo/Camp II Dewatering
6. Adoption of Resolution Approving NCRA Final Agency Budget FY 2007-2008
7. Adoption of Resolution Approving NCRA Final TCRP Budget FY 2007-2008
8. Adoption of Resolution Approving NCRA Final Wingo/Camp II Dewatering Budget

F. COMMITTEE REPORTS

1. Property Committee – Director Kelley

- a. Property Committee Recommendation Regarding Agreement with Trione Winery.
- b. Property Committee Recommendation Regarding City of Blue Lake Encroachment Requests
- c. Property Committee Recommendation Regarding Security Agreement Between NWP Co. and NCRA.
- d. Property Committee Recommendation Regarding RFP for Property Management Services.

G. PUBLIC COMMENT

Comments will be limited to three minutes per person and not more than ten minutes per subject, so that everyone can be heard. "Public comment" time is limited to matters under the jurisdiction of the Authority that may not have been

considered by the Authority previously and are not on the agenda. No action will be taken. Members of the public may also comment during specific agenda items when recognized by the Chair.

H. CONDUCT OF BUSINESS

- 1. Consideration and Possible Action Regarding Approval of Committee Assignments.**
- 2. Consideration and Possible Action Regarding Approval of Amended Security Agreement between NWP Co. and NCRA.**
- 3. Consideration and Possible Action Regarding RFP for Property Management Services.**

I. STAFF REPORTS

1. Executive Director – Mitch Stogner
 - A. SB 861 (Wiggins)
2. Project Manager – Dave Anderson
3. Legal Counsel - Chris Neary

J. OPERATOR REPORT

1. NWP CO. - John H. Williams

K. CLOSED SESSION

1. Conference with Real Property Negotiator
Address: 4105 River Road in Geyserville; Milepost Marker 74.0
Agency Negotiators: Mitch Stogner, Dave Anderson
Negotiating Party: Trione Vineyards LLC
Under Negotiation: Lease terms, price, option renewal provisions

L. ANNOUNCEMENT OUT OF CLOSED SESSION

M. ANNOUNCEMENT OF NEXT MEETING

October 10, 2007 – 10:00 a.m.
Eureka City Council Chambers
531 K Street, Room 208
Humboldt County

N. ADJOURNMENT

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AMERICAN WITH DISABILITIES ACT (ADA) REQUESTS

To request disability-related modifications or accommodations for accessible locations or meeting materials in alternative formats (as allowed under Section 12132 of the ADA) please contact the NCRA office at 707 463-3280, at least 72 hours before the meeting.

ADDITIONS TO AGENDA

The Brown Act, Section 54954.2, states that the Board may take action on off-agenda items when: a) a majority vote determines that an "emergency situation" exists as defined in Section 54956.5, or b) a two-thirds vote of the body, or a unanimous vote of those present, determines that there is a need to take immediate action and the need for action arose after the agenda was legally posted, or c) the item was continued from a prior, legally posted meeting not more than five calendar days before this meeting.

CLOSED SESSION

If agendaized, NCRA may adjourn to a closed session to consider litigation or personnel matters. Discussion of litigation or pending litigation may be held in closed session by authority of Government Code Section 54956.9; discussion of personnel matters by authority of Government Code Section 54957; to confer with their negotiator regarding real property by authority of Government Code Section 54956.8.