

North Coast Railroad Authority  
419 Talmage Road, Suite M  
Ukiah, Ca 95482



## **NORTH COAST RAILROAD AUTHORITY (NCRA) Board of Directors Meeting**

Sonoma County Board of Supervisors Chambers  
575 Administration Drive, Santa Rosa, CA  
Sonoma County  
Wednesday, February 14, 2018 - 10:30 a.m.

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### **AGENDA**

#### **A. CALL TO ORDER**

#### **B. ROLL CALL**

#### **C. AGENDA APPROVAL**

#### **D. PUBLIC COMMENT**

*Commenters are requested to complete a Public Comment Card and provide completed card to the Recording Secretary prior to commenting. 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.*

#### **E. CONDUCT OF BUSINESS**

1. Presentation to Honor Allan Hemphill for Years of Service with NCRA
2. Discussion and Possible Action Regarding License Agreement with the City of Ukiah for 3 Water Pipe Crossings in Ukiah, Mendocino County
3. Discussion and Possible Action Regarding Resolution No. 2018-01 Amedment to the NCRA Agency Budget and Resolution No. 2018-02 Amendment to the NCRA Property Budget for FY 2017-18
4. Discussion and Possible Action Regarding Design Revisions to Woodman Creek Fish Restoration Project

**Agenda Item E.5 will be discussed following Closed Session**

5. Workshop – NCRA Strategic Plan and the Development of NCRA Legislation for 2018

#### **F. CONSENT CALENDAR**

1. Approval of Minutes – Regular Board Meeting – January 10, 2018
2. Approval of Minutes – Property Committee Tele-Conference – January 8, 2018
3. Approval of NCRA Financial Statements – January 2018
4. Approval of Warrants Issued – January 2018
5. Approval of Cal Card Statement – January 2018
6. Approval of Property Management Report FEC Real Estate Services – January 2018

**G. OPERATOR REPORT** – Doug Bosco – Legal Counsel NWP Co.

**H. STAFF REPORT** – Mitch Stogner – Executive Director

**I. LEGAL COUNSEL REPORT** – CJ Neary

**J. MATTERS FROM THE BOARD**

**K. CLOSED SESSION**

**1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Government Code Section 54956.9(a) two cases

**a. FRIENDS OF THE EEL RIVER V. NORTH COAST RAILROAD AUTHORITY**

California Supreme Court Case # S222472

**b. CATS V. NORTH COAST RAILROAD AUTHORITY**

California Supreme Court Case # S222472

**2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

**a.** Ukiah Depot Property, Including Mason Street Property  
Government Code Section 54956.9.8  
Negotiation Regarding Disposition of Ukiah Depot Property, including Mason Street Property

Agency Negotiators: Mitch Stogner, Chris Neary  
Under Negotiation: Price, Terms; Interaction with Judicial Council on Joint Courthouse Off-Site Improvements.

**b.** NWP Co.  
Government Code Section 54956.8  
Parties to Negotiation: NCRA; NWP Co.  
Agency Negotiators: Mitch Stogner, Chris Neary  
Under Negotiation: Payment Provisions of 2006 Lease Agreement with NWP Co. Including other Consideration, Including Track Abandonment and Methodology of Consideration Calculations and Resolution of Outstanding Debt.

**c.** Cloverdale Property North of Citrus Fair Drive

Negotiation Regarding Disposition of Cloverdale Property north of Citrus Fair Drive  
Agency Negotiators: Mitch Stogner, Chris Neary  
Under Negotiation: Terms

**L. ANNOUNCEMENT OUT OF CLOSED SESSION**

**M. ANNOUNCEMENT OF NEXT MEETING**

Regular Board Meeting  
Wednesday, March 14, 2018 - 10:30 a.m.  
Mendocino County Board of Supervisors Chambers  
575501 Low Gap Road Administration Drive, Ukiah, CA  
Mendocino County

**N. ADJOURNMENT**

**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.*

**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.*

**ADDITIONAL MEETING INFORMATION FOR INTERESTED PARTIES**

*Written materials related to an item on this agenda submitted to the Board of Directors are available for public inspection in the NCRA office located at 419 Talmage Road, Suite M, Ukiah California. Documents maintained for public inspection are considered to be draft documents until approved by the Board of Directors. Some of these documents may also be posted on the NCRA website, but the official record is maintained for public inspection in the NCRA office.*

**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.*