

BOARD OF COMMISSIONERS

BILL BARROW  
JIM BLECHA  
MARY MATAKOVICH  
BOB VESSELY  
DREW BRANDY

*President*  
*Vice President*  
*Secretary*  
*Commissioner*  
*Commissioner*



P.O. BOX 249 · AVILA BEACH  
CALIFORNIA 93424  
(805) 595-5400 · Fax 595-5404  
[www.portsanluis.com](http://www.portsanluis.com)

ANDREA LUEKER *Harbor Manager*  
JEFFREY A. MINNERY *Legal Counsel*  
PHILLIP J. SEXTON, CPA *Treasurer*

## PORT SAN LUIS HARBOR DISTRICT SPECIAL BOARD MEETING AGENDA

"To serve the public with an array of commercial and recreational boating, fishing, and coastal-related opportunities, while ensuring an environmentally responsible, safe, well-managed, and financially sustainable harbor that preserves our marine heritage and character."

### FINANCIAL FORECAST & FY 2020/21 PROPOSED MAJOR MAINTENANCE AND CAPITAL PROJECTS & ASSET REPLACEMENT PLANNING WORKSHOP

THURSDAY, March 12, 2020  
10:00 AM

COASTAL GATEWAY BUILDING  
3900 AVILA BEACH DRIVE, AVILA BEACH, CA

1. 10:00 AM CALL TO ORDER / ROLL CALL / FLAG SALUTE

2. PUBLIC COMMENT

Members of the public may speak regarding items not on the agenda. The public will be offered an opportunity to comment on agenda discussion items when these items are presented. All participants are requested to state their name and place of residence. Presentations are limited to three minutes.

3. DISCUSSION ITEMS

A. Financial Forecast

B. Fiscal Year 2020/21 Preliminary Budget – Proposed Major Maintenance and Capital Projects & Asset Replacement [Attachment 1](#) / [Attachment 2](#) / [Attachment 3](#) / [Attachment 4](#)

4. COMMUNICATIONS

At this time, any Commissioner or the Harbor Manager may ask a question for clarification, make an announcement, or report briefly on his or her activities. In addition, subject to Commission Policies and Procedures, they may provide a reference to staff or other resources for factual information, request staff to report back to the Commission at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda. (Gov. Code Sec. 54954.2)

5. 12:00 PM ADJOURNMENT

The next regular meeting of the Harbor District will be held on Tuesday, March 24, 2020, at 6:00 p.m.

---

Copies of the staff reports or written materials provided to the Harbor Commission for Open Session agenda items may be obtained online at [www.portsanluis.com](http://www.portsanluis.com), and are also available at the Customer Service Counter of the Harbor Office for public inspection and reproduction, at cost, during normal business hours (8:00 a.m. – 12:00 noon and 1:00 p.m. to 4:30 p.m.). Closed Session items are not available for public review.

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda and/or the documents in the agenda packet provided in an alternative format, please contact the Harbor District Office at 805.595.5410 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made.*

BOARD OF COMMISSIONERS

BILL BARROW  
JIM BLECHA  
MARY MATAKOVICH  
BOB VESSELY  
DREW BRANDY

*President*  
*Vice President*  
*Secretary*  
*Commissioner*  
*Commissioner*



P.O. BOX 249 · AVILA BEACH  
CALIFORNIA 93424  
(805) 595-5400 · Fax 595-5404  
www.portsanluis.com

ANDREA LUEKER *Harbor Manager*  
JEFFREY A. MINNERY *Legal Counsel*  
PHILLIP J. SEXTON, CPA *Treasurer*

## PORT SAN LUIS HARBOR DISTRICT SPECIAL BOARD MEETING AGENDA

"To serve the public with an array of commercial and recreational boating, fishing, and coastal-related opportunities, while ensuring an environmentally responsible, safe, well-managed, and financially sustainable harbor that preserves our marine heritage and character."

THURSDAY, March 12, 2020  
12:30 PM

COASTAL GATEWAY BUILDING  
3900 AVILA BEACH DRIVE, AVILA BEACH, CA

**1. 12:30 PM CALL TO ORDER / ROLL CALL / FLAG SALUTE**

**2. PUBLIC COMMENT**

Members of the public may speak regarding items not on the agenda. The public will be offered an opportunity to comment on agenda discussion items when these items are presented. All participants are requested to state their name and place of residence. Presentations are limited to three minutes.

**3. DISCUSSION ITEMS**

**A. [Water and Wastewater Rate Study Report](#):** Presentation by Clayton Tuckfield, Tuckfield & Associates, on their water and wastewater rate study report; discuss Proposition 218 requirements [Attachment 1](#)

**4. COMMUNICATIONS**

At this time, any Commissioner or the Harbor Manager may ask a question for clarification, make an announcement, or report briefly on his or her activities. In addition, subject to Commission Policies and Procedures, they may provide a reference to staff or other resources for factual information, request staff to report back to the Commission at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda. (Gov. Code Sec. 54954.2)

**5. ADJOURN TO CLOSED SESSION**

**Pursuant to Government Code §54956.8: Conference with Real Property Negotiators.** Property: Harford Landing Trailer Boat Building Lease Site (to be used as a Retail Market, Deli, and/or Other Related Retail Services). Agency Negotiators: Andrea Lueker, Harbor Manager; Kristen Stout, Business Manager; Phil Sexton, District Treasurer; Jeff Minnery, Legal Counsel. Negotiating parties: Harbor District; Vince and Emily Shay, SLO Coast Kayaks, LLC, dba Avila Beach Paddlesports, for the business operation named *The Port San Luis Market*. Under Negotiation: Price and Terms of Payment of Lease Agreement.

**6. ADJOURN TO OPEN SESSION**

Announce any action taken during closed session.

**7. 1:30 PM ADJOURNMENT**

The next regular meeting of the Harbor District will be held on Tuesday, March 24, 2020, at 6:00 p.m.

---

Copies of the staff reports or written materials provided to the Harbor Commission for Open Session agenda items may be obtained online at [www.portsanluis.com](http://www.portsanluis.com), and are also available at the Customer Service Counter of the Harbor Office for public inspection and reproduction, at cost, during normal business hours (8:00 a.m. – 12:00 noon and 1:00 p.m. to 4:30 p.m.). Closed Session items are not available for public review.

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda and/or the documents in the agenda packet provided in an alternative format, please contact the Harbor District Office at 805.595.5410 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made.*