

BOARD OF COMMISSIONERS

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ANDREA LUEKER	<i>Harbor Manager</i>
JEFFREY MINNERY	<i>Legal Counsel</i>
PHILLIP J. SEXTON, CPA	<i>Treasurer</i>

**NOTICE OF TELECONFERENCED MEETING:**

*Pursuant to California Government Code section 54953, members of the District Board may attend this meeting via teleconference. Members of the public may attend and participate either at the address given above, or at the teleconference location listed below:*  
**1481 Ormsby Dr., S. Lake Tahoe, CA 96150**

<b>PORT SAN LUIS HARBOR DISTRICT          BOARD MEETING AGENDA</b>
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**“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.”**

**TUESDAY, April 23, 2019  
 5:30 PM**

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

**1. 5:30 PM CALL TO ORDER / PUBLIC COMMENT**

**2. ADJOURN TO CLOSED SESSION**

**Pursuant to Government Code §54956.9(a):** Conference with legal counsel regarding the matter of *Lowry v. Port of San Luis Harbor District*.

**Pursuant to Government Code §54956.9(d)(2):** Conference with Legal Counsel – Anticipated Litigation. Number of potential cases: 1 (one).

**Pursuant to Government Code §54956.8: Conference with Real Property Negotiators.** Property: Harford Pier Lease Site currently known as the Ice Facility (to be used for a Fish Market). Agency Negotiators: Andrea Lueker, Harbor Manager; Kristen Stout, Business Manager; Phil Sexton, District Treasurer; Jeff Minnery, Legal Counsel. Negotiating parties: Harbor District; Ed (Butch) and Barbara Powers, dba Olde Port Fish and Seafood Company. Under Negotiation: Price and Terms of Payment of Lease Agreement.

**3. 6:00 PM ADJOURN TO OPEN SESSION / ROLL CALL / FLAG SALUTE**

Announce any action taken during closed session.

**4. 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.

**5. CONSENT ITEMS**

Consent agenda items may be pulled for separate discussion by a Commissioner prior to Board action. After an item is pulled, the public will be given the opportunity to speak on the pulled item. The public may also comment on any item not pulled by a Commissioner prior to Board action.

- A. Activity Reports:** March 2019; receive and file [Staff Report](#)
- B. Treasurer’s Report:** February 2019; receive and file [Staff Report](#)
- C. Monthly Payables:** March 2019 check register; receive and file [Staff Report](#)
- D. Minutes:** [March 26](#); [April 8](#); and [April 11](#), 2019, minutes; recommend approval
- E. Avila Pier Update:** April 2019 update; receive and file [Staff Report](#)
- F. Harbor Terrace Project Update:** March 2019 update; receive and file [Staff Report](#)
- G. Quarterly Harford Pier Report:** First quarter 2019 update; receive and file [Staff Report](#)
- H. Quarterly Vehicle Maintenance Report:** Receive and file; no action required [Staff Report](#)
- I. 2019 Dredge Operations Update:** Receive and file [Staff Report](#)
- J. FY 18/19 Objectives and Goals:** Status update; receive and file [Staff Report](#)
- K. Fishermen’s Gear Storage Permit:** Review amended permit; recommend approval [Staff Report](#)
- L. Harford Landing Parking:** Direct staff to return to the board with options for changes in Harford Landing parking regulations; recommend approval [Staff Report](#)

## 6. DISCUSSION ITEMS

- A. **San Luis Yacht Club Small Boat Program:** Review program; recommend approval of administrative use permit for 2019/20. [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#)
- B. **FY 2019-20 Preliminary Budget – Major Maintenance and Capital Projects:** Review proposed Major Maintenance and Capital Projects for FY20 Preliminary Budget; provide direction to staff. [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#) / [Attachment 3](#)
- C. **Revetment and Jetty Repair:** Review assessment process for the repair of the revetment/jetty and provide direction to staff; review proposal; recommend approval. [Staff Report](#) / [Attachment 1](#)
- D. **Avila Pier:** Further review of the recommendations from Moffat & Nichol; provide direction to staff. [Staff Report](#) / [Attachment 1](#)
- E. **Harford Landing Trailer Boat Building Request for Proposals:** Review and discuss proposal received in response to RFP; name Brian Englund dba Kuma Café as finalist; direct staff to begin negotiation process; recommend approval. [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#)
- F. **Public Hearing – Mooring Permit Revocations:** #671 (Caballero); recommend approval. [Staff Report](#)
- G. **Staff Landing CEQA Exemption:** Review categorical exemption; recommend adoption of Resolution 19-05. [Staff Report](#) / [Attachment 1](#)
- H. **Conflict of Interest Code:** Review and affirm the proposed Conflict of Interest Code; adopt Resolution 19-06. [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#)

## 7. 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)

## 8. ADJOURN TO CLOSED SESSION

**If approved in Discussion E above, 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; Brian Englund, dba Kuma Café. Under Negotiation: Price and Terms of Payment of Lease Agreement.

## 9. ADJOURN TO OPEN SESSION

Announce any action taken during closed session.

## 10. ADJOURNMENT

The next regular meeting of the Harbor District will be held on Tuesday, May 28, 2019, at 6:00 p.m.

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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.*