

BOARD OF COMMISSIONERS

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

## PORT SAN LUIS HARBOR DISTRICT 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.”

TUESDAY, May 28, 2019  
5:00 PM

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

### 1. 5:00 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.

**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.

**Pursuant to Government Code §54957:** Public Employee Performance Evaluation: Harbor Manager

### 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:** April 2019; receive and file [Staff Report](#)
- B. **Treasurer’s Report:** March 2019; receive and file [Staff Report](#)
- C. **Monthly Payables:** April 2019 check register; receive and file [Staff Report](#)
- D. **Minutes:** [April 23, 2019](#), minutes; recommend approval
- E. **Lighthouse Keepers:** Quarterly update; receive and file [Staff Report](#)
- F. **Harbor Terrace Project Update:** April 2019 update; receive and file [Staff Report](#)
- G. **3<sup>rd</sup> Quarter Rent Report:** Receive and file [Staff Report](#)
- H. **3<sup>rd</sup> Quarter Financial Statements:** Receive and file [Staff Report](#)
- I. **Dredge Update:** Receive and file [Staff Report](#)

**J. Harford Pier Camel Design Options Update:** Status update on the options for camels; receive and file

[Staff Report](#)

**K. Mooring and Skiff Permit Revocation Update:** Status update on Mooring #671 and Skiff Permit R32 (Caballero); receive and file [Staff Report](#)

## 6. DISCUSSION ITEMS

**A. Harbor Terrace Development:** Presentation to review 90% design plans; recommend approval.

[Staff Report](#) / [Presentation](#) / [Handout](#)

**B. Fiscal Year 2019-20 Preliminary Budget:** Resolution 19-07 adopting preliminary budget; recommend approval. [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#) / [Attachment 3](#) / [Attachment 4](#)

**C. Avila Pier Rehabilitation:** Review and consideration of Task 1 by Moffatt & Nichol for Underwater and Above-Water Inspection, Condition Assessment Report, and Repair Concepts; recommend approval.

[Staff Report](#) / [Attachment 1](#)

**D. Revetment and Jetty Repair Survey:** Review plan for survey; recommend approval. [Staff Report](#) / [Attachment 1](#)

## 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. ADJOURNMENT

The next regular meeting of the Harbor District will be held on Tuesday, June 25, 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.*