

BOARD OF COMMISSIONERS

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*Commissioner*



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ANDREA LUEKER  
JEFFREY MINNERY  
PHILLIP J. SEXTON, CPA

*Harbor Manager*  
*Legal Counsel*  
*Treasurer*

Amended to notice the following: (1) Altered Closed Session Start Time; (3) Correction to Closed Session Item Description on Agenda Item #8

PORT SAN LUIS HARBOR DISTRICT  
**AMENDED 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, September 25, 2018  
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 Section 54956.9(a): Conference with legal counsel regarding the matter of *Lowry v. Port San Luis Harbor District*.

Pursuant to Government Code §54957.6: Conference with labor negotiators. Agency designated representatives: Harbor Manager, Andrea Lueker; Business Manager, Kristen Stout. Employee Organization: Service Employees International Union, Local 620.

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:** August 2018; receive and file [Staff Report](#)

B. **Treasurer's Report:** July 2018; receive and file [Staff Report](#)

C. **Monthly Payables:** August 2018 check register; receive and file [Staff Report](#) / [Attachment](#)

D. **Minutes:** [August 9, 2018](#), [August 21, 2018](#), and [August 28, 2018](#) minutes; recommend approval

E. **Lighthouse Keepers:** August 2018 update; receive and file [Staff Report](#)

F. **Avila Pier Update:** September 2018 update; receive and file [Staff Report](#)

G. **Harbor Terrace Project Report:** August 2018 update; receive and file [Staff Report](#)

6. DISCUSSION ITEMS

A. **Restaurant Lease Site (End of Harford Pier, East Side):** Marketing Concept and RFP Process; receive report [Staff Report](#) / [Attachment](#)

B. **Discussion of Manager Contracts, Benefits and Compensation:** Review; provide direction to staff [Staff Report](#) / [Attachment](#) / [Attachment](#)

C. **Metered Parking in Harford Landing and on Harford Pier:** Submission of Coastal Development Permit; recommend approval [Staff Report](#) / [Attachment](#) / [Attachment](#) / [Attachment](#)

D. **Trailer Boat Building Lease Site:** Review written proposals and recommendations from the Property Committee and the Review Team; select a finalist  
[Staff Report](#) / [Attachment](#) / [Attachment](#) / [Attachment](#) / [Attachment](#)

- E. Lumber Supply:** Consideration of additional funding; recommend approval [Staff Report](#)
- F. Facilities Vehicle:** Discuss replacement and/or repair of current vehicle; provide direction to staff [Staff Report](#) / [Attachment](#)
- G. “Little Giant” Crane:** Consideration of repowering the District’s “Little Giant” crane; provide direction to staff [Staff Report](#)

**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 Item D above, Pursuant to Government §54956.8:* Conference with Real Property Negotiators. Property: Harford Land Area Lease Site. Agency Negotiators: Andrea Lueker, Harbor Manager; Kristen Stout, Business Manager; Phil Sexton, District Treasurer; Jeff Minnery, Legal Counsel. Negotiating parties: Port San Luis Harbor District; Board-Selected Finalist from Discussion Item D. 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, October 23, 2018 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.*