

BOARD OF COMMISSIONERS

MARY MATAKOVICH *President*
 DREW BRANDY *Vice President*
 BOB VESSELY *Secretary*
 BILL BARROW *Commissioner*
 JIM BLECHA *Commissioner*



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

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, April 25, 2017
 4:30 PM**

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

1. 4:30 PM CALL TO ORDER / PUBLIC COMMENT

2. ADJOURN TO CLOSED SESSION

Pursuant to Government Code §54956.8: Conference with Real Property Negotiators. Property: Approximately 32 acres commonly known as Harbor Terrace. Agency Negotiators: Andrea Lueker, Harbor Manager; Kristen Stout, Business Manager; Loch Dreizler, Facilities Manager; Phil Sexton, Treasurer; Jeff Minnery, Legal Counsel; and Rick Rengel, Project Management Consultant. Negotiating Parties: Port San Luis Harbor District; Red Tail Acquisitions, LLC. Under negotiation: price and terms of payment of development and lease agreement.

Pursuant to Government Code §54956.8: Conference with Real Property Negotiators. Property: Harford Pier Lease Site occupied by Olde Port Inn Restaurant. Agency Negotiators: Andrea Lueker, Harbor Manager; Kristen Stout, Business Manager; Phil Sexton, Treasurer; and Jeff Minnery, Legal Counsel. Negotiating Parties: Port San Luis Harbor District; DRW Restaurants, Inc. dba Olde Port Inn. Under negotiation: price and terms of payment of lease agreement.

Pursuant to Government Code §54957(b): 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:** March 2017; receive and file [Staff Report](#)
- B. Treasurer’s Report:** February 2017; receive and file [Staff Report](#)
- C. Monthly Payables:** March 2017 check register; receive and file [Staff Report](#) / [Attachment 1](#)
- D. Minutes:** [March 23](#) and [28, 2017](#); April [3, 2017](#) minutes; recommend approval
- E. Lighthouse Keepers:** March 2017 update; receive and file [Staff Report](#)
- F. Avila Pier Update:** March 2017 update; receive and file [Staff Report](#)
- G. Harbor Terrace Development Project:** March 2017 update; receive and file [Staff Report](#)
- H. Quarterly Vehicle Maintenance Report:** Receive and file; no action required
[Staff Report](#) / [Attachment 1](#)
- I. Quarterly Harford Pier Report:** First quarter update; receive and file [Staff Report](#) / [Attachment 1](#)
- J. Yacht Club Water Taxi Agreement:** Vessel Use Agreement with the San Luis Yacht Club for use of the Water Taxi; recommend approval [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#)
- K. Dredge Update:** Receive and file [Staff Report](#)
- L. District Mission Statement:** Consideration of acknowledging the District’s Mission Statement at each Meeting; recommend approval [Staff Report](#)

- M. Harbor Patrol Boat III Emergency Replacement:** Authorize purchase of 2017 Searider Boat 5.4 for the replacement of Harbor Patrol Boat III in an amount not to exceed \$15,300; recommend approval [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#)

6. DISCUSSION ITEMS

- A. District Value Statements:** Consideration of Adopting Value Statements for the District: recommend Approval [Staff Report](#)
- B. Fiscal Year 2017-18 Preliminary Budget:** Resolution 17-05 adopting preliminary budget; recommend approval [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#)
- C. Avila Beach Paddlesports:** Request for kayak storage rack on Fisherman's Beach; provide direction to staff [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#)
- D. Avila Pier Rehabilitation Project:** Review the proposed prioritization/work plan of the approved recommendations; recommend approval and provide direction to staff [Staff Report](#)
- E. Parking Machine Update – Parking Pass Improvement Plan:** Options for decreasing parking pass transfer; recommend approval [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#)
- F. District Policy Review:** Review updated District policies; recommend approval [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#) / [Attachment 3](#) / [Attachment 4](#)
- G. Harbor Terrace Development:** Request from Red Tail Acquisitions to extend the Exclusive Right to Negotiate for an additional 30 days; recommend approval [Staff Report](#) / [Attachment 1](#)
- H. Government Effectiveness Survey:** Review and Discuss results; receive for file [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. ADJOURNMENT

The next regular meeting of the Harbor Commission will be held on Tuesday, May 23, 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, 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.