

BOARD OF COMMISSIONERS

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ANDREA LUEKER *Harbor Manager*
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**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 23, 2017
 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 §54956.8: 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 §54956.8: Conference with Real Property Negotiators. Property: Harford Land Area Lease Site. Agency Negotiators: Andrea Lueker, Harbor Manager; Kristen Stout, Business Manager; Loch Dreizler, Facilities Manager; Phil Sexton, District Treasurer; Jeff Minnery, Legal Counsel. Negotiating parties: Harbor District; James Kelsey dba **Zippy’s Market**. Under Negotiation: Terms of Monthly Base Rent

Pursuant to Government §54956.8: Conference with Real Property Negotiators. Property: Harford Pier Area Lease Site. Agency Negotiators: Andrea Lueker, Harbor Manager; Kristen Stout, Business Manager; Loch Dreizler, Facilities Manager; Phil Sexton, District Treasurer; Jeff Minnery, Legal Counsel. Negotiating parties: Harbor District; Wade Gavin dba **Patriot Sportfishing**. Under Negotiation: Request for Lease extension.

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 2017; receive and file [Staff Report](#)
- B. Treasurer’s Report:** March 2017; receive and file [Staff Report](#)
- C. Monthly Payables:** April 2017 check register; receive and file [Staff Report](#) / [Attachment 1](#)
- D. Minutes:** [April 25, 2017](#) minutes; recommend approval
- E. Lighthouse Keepers:** April 2017 update; receive and file [Staff Report](#)
- F. Avila Pier Update:** April 2017 update; receive and file [Staff Report](#)
- G. Harbor Terrace Development Project:** April/May 2017 update; receive and file [Staff Report](#)
- H. 3rd Quarter Rent Report:** Receive and file [Staff Report](#)
- I. 3rd Quarter Financial Statements:** Receive and file [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#) / [Attachment 3](#) / [Attachment 4](#) / [Attachment 5](#)
- J. Dredge Update:** Receive and file [Staff Report](#)
- K. Harbor Manager Merit Increase:** Recommend approval [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#)

6. DISCUSSION ITEMS

- A. **2017/18 District Goals:** Prioritization of District Goals for the budget year 2017/18; recommend approval [Staff Report](#) / [Attachment 1](#)
- B. **District Advocacy Plan:** Review the Advocacy Plan for 2017/18; provide direction to staff [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#) / [Attachment 3](#)
- C. **Mooring Ordinance - Proposed Changes:** Review proposed changes to the District's Code of Ordinances for Chapter 16 – Mooring and Water Use Regulations and Chapter 4 – Fees, Tariffs and Other Charges; direct Harbor Manager to schedule a public hearing to adopt proposed changes [Staff Report](#) / [Attach 1](#) / [Attach 2](#) / [Attach 3](#) / [Attach 4](#)
- D. **Harbor Patrol:** Review of Proposed Job Description and Salary Range for Supervising Harbor Patrol Officer Position; recommend approval [Staff Report](#) / [Attach 1](#) / [Attach 2](#) / [Attach 3](#) / [Attach 4](#)
- E. **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](#)
- F. **Olde Port Fish and Seafood Company – Public Area:** Placement of tables and outdoor sink on Harford Pier; provide direction to staff [Staff Report](#) / [Attach 1](#) / [Attach 2](#)
- G. **Water Taxi Use During San Luis Yacht Club Events:** Discuss alternative; 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. ADJOURNMENT

The next regular meeting of the Harbor Commission will be held on Tuesday, June 27, 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.