

BOARD OF COMMISSIONERS

MARY MATAKOVICH	<i>President</i>
DREW BRANDY	<i>Vice President</i>
BOB VESSELY	<i>Secretary</i>
BILL BARROW	<i>Commissioner</i>
JIM BLECHA	<i>Commissioner</i>



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

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

**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, DECEMBER 19, 2017
 1:00 PM**

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

1. 1:00 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 Pier 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; Olde Port Fish & Seafood Co. Under Negotiation: price and terms of payment of Lease Agreement.

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

3. 2:00 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:** November 2017; receive and file [Staff Report](#)
- B. Treasurer’s Report:** October 2017; receive and file [Staff Report](#)
- C. Monthly Payables:** November 2017 check register; receive and file [Staff Report](#) [Attachment 1](#)
- D. Minutes:** [November 28, 2017](#) minutes; recommend approval
- E. Lighthouse Keepers:** November 2017 update; receive and file [Staff Report](#)
- F. Avila Pier Update:** November 2017 update; receive and file [Staff Report](#)
- G. Harbor Terrace Project Update:** November 2017 update; receive and file [Staff Report](#)
- H. Sewer System Management Plan Update:** receive and file [Staff Report](#) / [Attach 1](#) / [Attach 2](#)
- I. San Luis Yacht Club – Public use Reports:** Reports from 2014, 2015, 2016 and 2017; receive and file. [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#) / [Attachment 3](#) / [Attachment 4](#)

6. DISCUSSION ITEMS

- A. FY 2016/17 Comprehensive Annual Financial Report:** Report by Badawi & Associates; receive and file [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#)

- B. Olde Port Fish & Seafood Company, Inc.:** Provide report of decision and direction of the Harbor Commission regarding the Closed Session for Olde Port Fish and Seafood Company, Inc., relating to amendment of terms of the lease agreement. [Staff Report](#)
- C. Avila Beach CSD Encroachment Permit for Emergency Generator:** recommend approval [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#) / [Attachment 3](#) / [Attachment 4](#)
- D. Special District Risk Management Association (SDRMA):** Workers' Compensation Resolution for Governing Body Member and Volunteer Coverage; adopt Resolution 17-20 [Staff Report](#) / [Attachment 1](#) / [Attachment 2](#)
- E. Harbor Terrace Development:** Discussion of Project Status and Request from Red Tail Acquisitions, LLC to extend the Exclusive Right to Negotiate for an additional 36 days; 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 meeting will adjourn to the next regular meeting of the Harbor Commission on Tuesday, January 23, 2018 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.