



HARBOR COMMISSION SPECIAL BOARD MEETING Minutes February 13, 2019

Commissioners present: Drew Brandy, Bob Vessely, Bill Barrow and Mary Matakovich

Commissioners absent: Jim Blecha

Staff present [for Open Session]: Andrea Lueker, Harbor Manager; Kristen Stout, Business Manager; Chris Munson, Facilities Manager

Staff present [for Closed Session]: Andrea Lueker, Harbor Manager; Kristen Stout, Business Manager

Legal Counsel present: Jeff Minnery

CALL TO ORDER

President Vessely called the meeting to order at 1:30 p.m.
All Commissioners were present, except Jim Blecha.

PUBLIC COMMENT

President Vessely called for public comment.

Carl Barbitini, owner of Fat Cats, indicated they were ready to resume negotiations for a long-term lease. Mr. Barbitini further indicated they have worked through the previous problems and they had been resolved.

Fran Barbitini commented they were prepared to tear down and build and get on with it.

There was no further public comment.

ADJOURN TO CLOSED SESSION

President Vessely adjourned to closed session at 1:40 p.m. **Pursuant to Government Code §54956.8: Conference with Real Property Negotiators.** Property: Harford Landing Area Lease Site commonly known as Fat Cat's Cafe. Agency Negotiators: Andrea Lueker, Harbor Manager; Kristen Stout, Business Manager; Phil Sexton, District Treasurer; Jeff Minnery, Legal Counsel. Negotiating parties: Harbor District; Fat Cat's Café, Inc. Under Negotiation: Price and Terms of Payment of Lease Agreement

ADJOURN TO OPEN SESSION / ROLL CALL / FLAG SALUTE

President Vessely reconvened the meeting to open session at 2:00 p.m. and advised that in the closed session, the Board had directed staff to return with a Request for Proposal for the restaurant site.

Mr. and Mrs. Barbitini, Fat Cat's Cafe, asked questions regarding the reasoning for a Request for Proposal and after a brief discussion were directed by the Board to speak with Harbor Manager Andrea Lueker after the meeting.

All Commissioners were present, except Jim Blecha.

President Vessely led the flag salute.

DISCUSSION ITEM A): AVILA PIER REHABILITATION: PRESENTATION FROM MOFFAT AND NICHOL REGARDING THE STRUCTURAL EVALUATION OF THE CURRENT PIER'S LOAD CARRYING CAPACITY AND RECOMMENDATION FOR REQUIREMENTS TO OPEN THE PIER; PROVIDE DIRECTION TO STAFF

Harbor Manager Andrea Lueker turned the presentation over to Sam Tooley of Moffat and Nichol.

Mr. Tooley reviewed the Load Capacity Analysis, gave preliminary immediate, short-term, and ongoing recommendations for the Avila Pier, and answered questions from the Board.

President Vessely called for public comments.

Barry Stewart, San Luis Yacht Club, stated the pier is of great interest to the members of the Yacht Club and that there are two items that have special interest to them as the pier has been out of use: the passenger landing, which will probably need pressure washing and maintenance since it has been out of use, and the dinghy line and ladder, which would be in the seaward end of the pier. Mr. Stewart reiterated that those facilities are important to the club and would like them to be taken into consideration and feedback provided.

Tom Swem, Friends of the Avila Pier, asked if the area past 59, although it's not accessible to the public, could it be made available to boaters who need access at the end of the pier. Mr. Swem also questioned if we could move quickly to assess the cost and timeframe for the repair of the 5-10 piles that are truly damaged in order to get the pier fully operational and up and running before summer. Mr. Swem expressed his appreciation for the Board for taking this tact for assessing the ongoing function of the pier.

Pete Kelley, Avila Beach, inquired about the timeline for opening the pier to Bent 58 and the type of repair needed beyond Bent 58, in which Facilities Manager Chris Munson and Mr. Tooley answered that a strategy will be needed to consider engineering, funding, and phasing for the work beyond Bent 58.

There was no further public comment and the item was turned over to the Board for further discussion.

Facilities Manager Chris Munson answered questions from the Board, discussed work required to open the pier to Bent 58, and that the next step will be to determine options to restore the 5-10 piles at Bents 59/60.

There was no further discussion and the item required no action be taken.

Staff was directed to do the work necessary to open up the pier to Bent 58 and keep the Board apprised in staff reports for the work needed in Bents 59/60.

DISCUSSION ITEM B): SEDIMENT ANALYSIS PLAN AND REPORT FUNDING: REQUEST TO FUND A SEDIMENT ANALYSIS PLAN FOR THE CALIFORNIA COASTAL COMMISSION DREDGE PERMIT; RECOMMEND APPROVAL

Facilities Manager Chris Munson presented the item, went over key points in the staff report, and answered questions from the Board.

There was no public comment and the following action was taken:

Action:

Commissioner Matakovich moved to approve an increase in Facilities Department appropriations for Operations & Maintenance Budget Category of \$25,000 and decrease Budget Contingency Fund in an equal amount. Commissioner Barrow seconded, and the motion carried, 4-0. [Commissioner Blecha absent.]

Commissioner Matakovich moved to authorize Harbor Manager, or designee, to execute Purchase Orders to Tenera Environmental, not to exceed \$25,000, for a Sediment Analysis Plan. Commissioner Barrow seconded, and the motion carried, 4-0. [Commissioner Blecha absent.]

CONSENT ITEMS

Following discussion among the Commissioners and staff, the Consent Item below was received:

A. Update on Pile Hammer: Update was received.

COMMUNICATIONS

President Vessely called for any communications.

Harbor Manager Andrea Lueker provided a brief update on the beached F/V Saturnia.

There were no further communications.

ADJOURNMENT

The meeting adjourned at 3:05 p.m. to the next regularly scheduled Harbor Commission meeting on Tuesday, February 26, 2019, at 6:00 p.m.



Bob Vessely, President

Attest: 

Jim Blecha, Secretary

Respectfully submitted by: Jennifer Harley, Interim Administrative Secretary