Board of Harbor Commissioners

Kathryn Slater-Carter, President
George Domurat, Vice President
Tom Mattusch, Treasurer
William Zemke, Secretary
Virginia Chang Kiraly, Commissioner

James B. Pruett, General Manager
Trisha Ortiz, District Counsel

San Mateo County Harbor District
Board of Harbor Commissioners

"*The Harbor District provides fiscally and environmentally responsible stewardship of its maritime resources, emergency response, and public access"*

MEETING AGENDA

October 15, 2025
10:00 AM

In-person with remote viewing available

This meeting of the San Mateo County Harbor District will be held in Person at 504 Avenue Alhambra, 2nd Floor, Conference Room, El Granada, California 94018. Members of the public will be able to watch the meeting remotely via the Zoom platform or in person in the Board Room. Public Comments will be accepted via the Zoom platform, in person or provide written comment prior to the meeting. For information regarding how to participate in the meeting please refer to Appendix A attached at the end of the Agenda.

Please click the link below to view the meeting remotely via the Zoom platform:
https://us02web.zoom.us/j/82521804518?pwd=RmtQbkdyc0JDeHduRllVd2dUSkxCZz09
Passcode: 129885

Board Meetings are not required to be broadcast over Zoom. The District is doing so as a convenience to the public. If transmission goes down for some reason, the meeting will continue in person as scheduled.

If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act ("ADA"), please contact Melanie Wright, Deputy Secretary at mhadden@smharbor.com or (650) 583-4400 prior to this meeting for assistance.

A) Pledge of Allegiance

B) Roll Call

C) Public Comments/Questions

The Public may directly address the Board of Harbor Commissioners for a limit of two (2) minutes, unless a request is granted for more time, on any item of public interest within the subject matter jurisdiction of the San Mateo County Harbor District, that is not on the Regular Agenda. If a member of the public wishes to

address the Board on an agenda item, it is requested that the member of the public wait until the item is in discussion before following the instructions provided on making a public comment. The Chair will call your name at the appropriate time. Agenda material may be reviewed online at www.smharbor.com.

D) Commissioner Comments

Any member of the Commission may make public statements

E) Activity Reports

a. General Manager,
b. Operations,
c. Administration and Finance

F) Consent

1. **Bills and Claims (van Hoff)**
   Recommendation: Accept Pre-Approved Items in the amount of $153,376.15 for September. Approve $500,000 in Pre-Approved Items for November 2025.

2. **Minutes – Regular Board Meeting for September 17, 2025 (Wright)**
   Recommendation: Approve Minutes of the September 17, 2025 Regular Board Meeting

3. **Monthly Capital Project Update (Moren)**
   Information only

G) Discussion

1. **Surfers Beach Update (Moren)**
   Information Only

2. **SAVE Grant and Resolution 25-10**
   Recommendation: Adopt Resolution No. 25-10 to authorize acceptance and execution of a California Boating and Waterways Surrendered and Abandoned Vessel Exchange Grant for $45,000 and authorize the General Manager to expend DBW SAVE-25 Grant monies for removal of abandoned vessels at Oyster Point Marina and Pillar Point Harbor.

3. **Authorize the San Mateo County Harbor District to Adopt and Implement the Uniform Public Construction Cost Accounting Act; Adopt Resolution No. 25-01 (van Hoff)**
   Recommendation: Approve Resolution No. 25-01 authorizing the San Mateo County Harbor District to adopt and implement the Uniform Public Construction Cost Accounting Act (CUPCCAA); and direct staff to publish notice of a proposed amendment to the District Code of Ordinances to

incorporate CUPCCAA procedures, with final consideration and adoption to occur no sooner than 20 days after publication, in accordance with legal requirements.

4. **Strategic Plan – Draft 2025 (Pruett)**
   Recommendation: Adopt the 2025 Strategic Plan (including any proposed revisions, if applicable). Direct staff to create a work plan and priorities (and potentially suggest edits to the goals and objectives) and bring it back to the Board for consideration.

5. **Pelagic Hospitality Group Revised Rent Reduction Request (Pruett)**
   Recommendation: Receive presentation on request by Pelagic Hospitality Group to amend the current lease between Pelagic Hospitality Group and the San Mateo County Harbor District

H) Closed Session

1. **Conference with Real Property Negotiators**
   1 Johnson Pier, Half Moon Bay, California
   Agency Negotiators: James Pruett and Julie van Hoff
   Negotiating Parties: Pelagic Restaurant Group
   Under Negotiation: Price and terms of payment on lease of property

2. **Conference with Real Property Negotiators**
   APN 047-261-030 (Corner of Portola Ave and Obispo), El Granada California
   Agency Negotiators: James Pruett and Julie van Hoff
   Negotiating Parties: James Boyle
   Under Negotiation: Price and terms of payment

I) Future Agenda Items

J) Adjourn

The next Regular meeting will be held on November 19, 2025 at the San Mateo County Harbor District Office, 504 Avenue Alhambra, Ste. 200, El Granada, CA 94018 at 10:00 AM.

Agenda posted as required:

Melanie Wright

Melanie Wright
Deputy Secretary

Appendix A

The Public may view the public meeting by joining the meeting through the Zoom Videoconference link provided below. The public may also listen to the meeting by calling the below listed teleconference phone number. Further instructions on how to make public comments will be provided at the District website at www.smharbor.com. If you experience technical problems with the telephonic meeting, please contact Melanie Wright at mhadden@smharbor.com or call at (650) 437-4368.

HOW TO VIEW THE MEETING:

The meeting will begin at 10:00 AM. Whether you watch online or listen by phone, you may wish to connect or call in early so that you can address any technology questions prior to the start.

ONLINE VIEWING:

Please click the link below to join the webinar:
https://us02web.zoom.us/j/82521804518?pwd=RmtQbkdyc0JDeHduRllVd2dUSkxCZz09
Passcode: 129885

If you have not used Zoom on your computer before, you will be prompted to download and install the Zoom software on your computer. If it is already installed, you may still be prompted to allow Zoom to run. Please enable the software to download and run to join the meeting via computer.

AUDIO

- BY COMPUTER AUDIO: When joining via the Zoom app, you will automatically be joined in via computer audio. You may be prompted to confirm that you wish to join via computer audio.
    - Please ensure your computers speakers are enabled and sound is switched on.
- BY PHONE: If you are unable to join via computer, or do not have speakers or a microphone on your computer, you can dial in for audio. You may call any one of the meeting numbers below and enter the meeting ID and password when prompted.

+1 669 900 6833 (San Jose)	+1 253 215 8782 (Tacoma)
+1 346 248 7799 (Houston)	+1 312 626 6799 (Chicago)
+1 929 205 6099 (New York)	+1 301 715 8592 (Germantown)
+1 877 853 5257 (Toll Free)	+1 888 475 4499 (Toll Free)

Webinar ID: 825 2180 4518
Passcode: 129885

HOW TO MAKE A PUBLIC COMMENT OR ASK A QUESTION:

Speaker Slip:

1) If you wish to speak to the Board of Harbor Commissioners, please fill out a speaker's slip located in the conference room.

Via Zoom:

1) Please raise your hand in zoom and you will called on to make a public comment.

Written Comments:

Written public comments may be emailed in advance of the meeting.

1) Written comments should be emailed to mhadden@smharbor.com
2) Your email should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
3) Members of the public are limited to one comment per agenda item.
4) The length of the emailed comment should be commensurate with the two minutes customarily allowed for verbal comments, which is approximately 250 - 300 words.
5) If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members of the Board and made publicly available on the agenda website.