



Board of Harbor Commissioners

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

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

San Mateo County Harbor District Board of Harbor Commissioners

“Serve the public by providing accessible and well-maintained marine facilities and programs to encourage and support recreational, commercial and educational activities, beach and ocean safety, and environmental and ecological stewardship.”

SPECIAL BOARD MEETING AGENDA

March 4, 2026

3:15 PM

Hybrid Meeting – In-Person and by Video Conference

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 and at 104 Woodmont Blvd. Suite 218, Nashville, TN 37205. 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=RmtQbkdydyc0JDeHduRlIVd2dUSkxCZz09>

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) Discussion

1. **Sewer Authority Mid-Coastside land use request for equipment storage**
Recommendation: Consider approving the Sewer Authority Mid-Coastside public agency's request to utilize District owned land parcel located on Burnham Strip (APN 047-251-040) for their project equipment storage and to waive fees for such use.
2. **Coastside County Water District (Pruett)**
Recommendation: Authorize the General Manager to sign the enclosed letter of support addressed to U.S. Congressman Sam Liccardo, advocating for the Community Development Fund Grant for Phase 2 of the Carter Hill Prestressed Concrete Seismic Upgrade Project

E) 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
2. **Closed Session: Conference with Legal Counsel - Anticipated Litigation (Gov. Code § 54956.9(d)(2)).**
Significant exposure to litigation: One potential case, based on oral communication from Mishelle Westendorf in a public setting at U.S. Post Office, El Granada, Ca, on or about January 27, 2026, regarding a lawsuit concerning parking at Pillar Point Harbor. See Attached Email.

F) Adjourn

The next Regular meeting will be held on March 18, 2026 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
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 3:15 PM. 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=RmtQbkdyd2dUSkxCZz09>

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.

From: [James Pruett](#)
To: [mishfish@pelagic.group](#); [david@pelagic.group](#); [papadave@pelagic.group](#)
Bcc: [Julie van Hoff](#); [Rachelle Modena](#); [John Moren](#); [Chris Tibbe](#); [bill z](#); [gdomurat@gmail.com](#); [George Domurat](#); [James Pruett](#); [Kath S-C](#); [Kathryn Slater-Carter](#); [Tom Mattusch](#); [Tom Mattusch - SMCHD \(tommattusch@comcast.net\)](#); [Virginia Chang Kiraly](#); [Virginia Chang Kiraly](#); [William Zemke](#)
Subject: Lawsuit?
Date: Tuesday, January 27, 2026 10:01:00 AM
Attachments: [image001.png](#)

Mishelle,

Publicly threatening the District, as you did at the post office yesterday, with a lawsuit over parking and the continued negative/false/misleading comments about the Harbor District are not helpful with respect to lease negotiations. While it is your right to make any comment or threat you wish, or file any lawsuit you wish, can I ask you to limit those threats, negative comments, and lawsuits until we can meet to discuss your lease.

The personal attacks and false statements made about Chris Tibbe are likewise unhelpful. Chris Tibbe is a highly qualified and respected Harbormaster, operating under my direction. He has my full faith and confidence.

With respect to discussing the lease, who will be the principal negotiator for Pelagic?

As of now, I am open anytime on February 3rd or after 11am on February 6th to discuss the lease. Please let me know what works for your principal negotiator.

Jim

Bcc: Harbor Commission

James B. Pruett, JD, CAPT (USCG (Ret.))
General Manager|San Mateo County Harbor District
504 Avenue Alhambra, Suite 200
P.O. Box 1449, El Granada, Ca 94019
C- 650-822-4144|D- 650-583-4400



** My working day may not be your working day. Please don't feel obligated to respond to my emails outside of your working hours.*