

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF APRIL 21, 2021



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Chairman Chris Stephens at 5:30PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

ROLL CALL:

Commissioners Present:

Chris Stephens, Chairman
Michael Blumenberg, Vice Chairman
Brian Brennan, Secretary via teleconference arrived at 6:00PM
Jackie Gardina via teleconference
Everard Ashworth via teleconference

Commissioners Absent:

None.

Port District Staff:

Brian Pendleton, General Manager
Todd Mitchell, Business Operations Manager
Jessica Rauch, Clerk of the Board

Legal Counsel:

Andy Turner via teleconference

PUBLIC COMMUNICATIONS: None.

CONVENED TO CLOSED SESSION AT 5:32PM.

ADJOURNMENT: Closed Session was adjourned at 6:58PM.

OPEN SESSION

ADMINISTRATIVE AGENDA:

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Open Session Meeting was called to order by Chairman Chris Stephens at 7:02PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom Meeting.

PLEDGE OF ALLEGIANCE: By Chairman Stephens.

ROLL CALL:

Commissioners Present:

Chris Stephens, Chairman
Michael Blumenberg, Vice Chairman
Brian Brennan, Secretary via teleconference
Jackie Gardina via teleconference
Everard Ashworth via teleconference

Commissioners Absent:

None.

Port District Staff:

Brian Pendleton, General Manager
Todd Mitchell, Business Operations Manager
Jessica Rauch, Clerk of the Board
John Higgins, Harbormaster via teleconference
Joe Gonzalez, Capital Improvements Manager via teleconference
Gloria Adkins, Accounting Manager via teleconference
Sergio Gonzalez, Maintenance Supervisor via teleconference
Jennifer Talt-Lundin, Marketing Manager via teleconference

Legal Counsel:

Andy Turner via teleconference

ADOPTION OF AGENDA

ACTION: Vice-Chairman Blumenberg moved to adopt the April 21, 2021 agenda.

Commissioner Brennan seconded. The vote was as follows:

AYES: Commissioners Stephens, Brennan, Gardina, Ashworth, Blumenberg

NOES: None.

Motion carried 5-0.

APPROVAL OF MINUTES

The Minutes of the April 7, 2021 Regular Meeting were considered as follows:

ACTION: Commissioner Brennan moved to approve the minutes of the April 7, 2021 Regular Meeting.

Commissioner Gardina seconded. The vote was as follows:

AYES: Commissioners Stephens, Brennan, Gardina, Ashworth, Blumenberg

NOES: None.

Motion carried 5-0.

PUBLIC COMMUNICATIONS: Sam Sadove commented that there needs to be signage on the corner of Harbor Blvd. and Schooner Dr. for the businesses on Anchors Way Dr.

CLOSED SESSION REPORT: Mr. Turner stated that the Board met in closed session; discussed and reviewed all items on the closed session agenda. The Board gave direction to staff as how to proceed. No action was taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: Commissioner Gardina thank Lynn Mikelatos for lunch at the Greek and always appreciates her insight. Vice-Chairman Blumenberg followed up on some infrastructure concerns and appreciated staff's quick response. Commissioner Brennan is concerned about the bike traffic on the promenade leading into summer.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton reported that Safe Harbor Marina received their construction permits.

LEGAL COUNSEL REPORT: None.

CONSENT AGENDA:

A) Approval of New Retail Lease Agreement for Ghassan Trad and Wafaa Alwarda dba Harbor Market & Liquor

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Ghassan Trad & Wafaa Alwarda dba Harbor Market & Liquor for the premises located at 1559 Spinnaker Drive #104, consisting of 1,373 square feet for a five-year term with a four-year option.

PUBLIC COMMENT: None.

ACTION Commissioner Brennan moved to approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Ghassan Trad & Wafaa Alwarda dba Harbor Market & Liquor for the premises located at 1559 Spinnaker Drive #104, consisting of 1,373 square feet for a five-year term with a four-year option.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

STANDARD AGENDA:

1) Adoption of Resolution No. 3412 Approving a Conveyance Agreement and an Installment Purchase Contract to Refinance the 2008 and 2009 Certificates of Participation as amended February 1, 2016

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3412, approving a Conveyance Agreement and an Installment Purchase Contract, making certain determinations relating thereto:

and authorizing certain other actions in connection therewith, to refinance the 2008 & 2009 Certificates of Participation.

Report by Rick Brandis, Managing Director, Brandis Tallman and Albert Reyes, Partner, Kutak Rock LLP.

PUBLIC COMMENT: None. Closed at 7:28PM.

ACTION: Commissioner Brennan moved to adopt Resolution No. 3412, approving a Conveyance Agreement and an Installment Purchase Contract, making certain determinations relating thereto: and authorizing certain other actions in connection therewith, to refinance the 2008 & 2009 Certificates of Participation.

Vice-Chairman Blumenberg seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

2) Coastal Marine Biolabs Current Activities Update

Recommended Action: Informational.

That the Board of Port Commissioners receive an update from Coastal Marine Biolabs on their current activities.

Report by Ralph Imondi, Ph.D., Coastal Marine Biolabs.

PUBLIC COMMENT: None.

ACTION: The Board of Port Commissioners received an update from Coastal Marine Biolabs on their current activities.

3) Approval of 2021 Lifeguard Service Contract

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners authorize the General Manager to enter into a contract with State Parks to provide Lifeguard Services from mid-May 2021 through Labor Day 2021 at Harbor Cove and Surfers Knoll beaches for \$136,802.37.

Report by John Higgins, Harbormaster.

PUBLIC COMMENT: None. Closed at 7:53PM.

ACTION: Commissioner Brennan moved to authorize the General Manager to enter into a contract with State Parks to provide Lifeguard Services from mid-May 2021 through Labor Day 2021 at Harbor Cove and Surfers Knoll beaches for \$136,802.37.

Commissioner Gardina seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

4) Approval of a Professional Services Agreement with Photo-Scan of Los Angeles, Inc. for Security System Monitoring and Service

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve a Professional Services Agreement with Photo-Scan of Los Angeles, Inc. in the amount of up to \$50,000 for upgrades and maintenance of the District's door lock and camera security systems.

Report by Todd Mitchell, Business Operations Manager.

PUBLIC COMMENT: None. Closed at 8:02PM

ACTION: Commissioner Gardina moved to approve a Professional Services Agreement with Photo-Scan of Los Angeles, Inc. in the amount of up to \$50,000 for upgrades and maintenance of the District's door lock and camera security systems.

Vice-Chairman Blumenberg seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

5) Ventura Port District Operations Update as it Relates to COVID-19

Recommended Action: Informational. (Verbal Report)

That the Board of Port Commissioners receive an update on:

- a) The COVID-19 Ventura Harbor Rental Abatement and Deferment Program; and,
- b) Status of Ventura Port District operations.

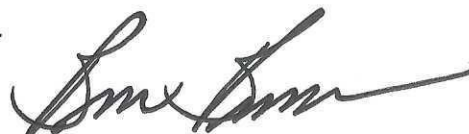
Report by Brian D. Pendleton, General Manager.

PUBLIC COMMENT: Sam Sadove suggested waiting until the Governors action in June to move the meetings to in person and encouraged hybrid meetings.

ACTION: The Board of Port Commissioners received an update on COVID-19 related items.

ADJOURNMENT: The meeting was adjourned at 8:10PM.

The next meeting is Wednesday, May 5, 2021.



Brian Brennan, Secretary