

# VENTURA PORT DISTRICT

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## BOARD OF PORT COMMISSIONERS MINUTES OF APRIL 26, 2017

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The Regular Meeting of the Ventura Board of Port Commissioners was called to order by Chairman Everard Ashworth at 6:07PM at the Four Points Sheraton Ballroom, 1050 Schooner Drive, Ventura, CA 93001.

### **Commissioners Present:**

Everard Ashworth, Chairman  
Brian Brennan, Vice Chairman  
Jim Friedman, Secretary  
Bruce E. Smith  
Nikos Valance

### **Commissioners Absent:**

None

### **Port District Staff:**

Oscar Peña, General Manager  
Brian Pendleton, Business Operations Manager  
John Higgins, Harbormaster  
Gloria Adkins, Accounting Manager  
Frank Locklear, Marina Manager  
Robin Baer, Property Manager  
Jennifer Talt-Lundin, Marketing Manager  
Joe Gonzalez, Facilities Manager  
Richard Parsons, Consultant  
Jessica Rauch, Clerk of the Board

### **Legal Counsel:**

Andy Turner  
Dominic Nunneri

## **AGENDA**

**CALL TO ORDER:** By Chairman Everard Ashworth at 6:07PM.

**PLEDGE OF ALLEGIANCE:** By Commissioner Smith.

**ROLL CALL:** All Commissioners were present.

### **ADOPTION OF AGENDA**

**ACTON:** Commissioner Friedman moved, seconded by Commissioner Smith and carried by a vote of 5-0 to adopt the April 26, 2017 agenda.

### **APPROVAL OF MINUTES**

The Minutes of April 12, 2017 Regular meeting were considered as follows:

**ACTION:** Commissioner Smith moved, seconded by Commissioner Friedman and carried by a vote of 5-0 to approve the minutes of the April 12, 2017 regular meeting.

**PUBLIC COMMUNICATIONS:** None.

**CLOSED SESSION REPORT:** Mr. Turner stated that the Board met in closed session; discussed and reviewed all items on the closed session agenda. Staff was given instructions on how to proceed as appropriate and there was no action taken that is reportable under The Brown Act.

**BOARD COMMUNICATIONS:** Commissioner Ashworth announced that the grant application for the 2017 Sea Grant went out Monday and thanked Brian for all his work to get it submitted.

**STAFF COMMUNICATIONS:** Mr. Parsons reported that dredging is complete and 480,000 cubic yards was removed. The ADA Parking Lot Access Improvements Project is scheduled to be finished at the end of the week. Phase 3 is proceeding nicely, but is a month behind schedule due to the rains earlier in the year. He also reported on the fish pier proposal from Noble, which will be a future agenda item for discuss.

**LEGAL COUNSEL REPORT:** None.

**A) Approval of Professional Services Agreement with Thyssenkrupp Elevators**

Recommended Action: Voice Vote.

That the Board of Port Commissioners authorize the General Manager to enter into a \$87,616.00 Agreement with Thyssenkrupp Elevators for the 1583 Spinnaker Drive Elevator Modernization Project.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 5-0 to authorize the General Manager to enter into a \$87,616.00 Agreement with Thyssenkrupp Elevators for the 1583 Spinnaker Drive Elevator Modernization Project.

**B) Harbor Village Window Replacements Bid Award**

Recommended Action: Voice Vote.

That the Board of Port Commissioners award the Harbor Village Window Replacements contract to *Vortex Construction* in the amount of \$119,009.00.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 5-0 to award the Harbor Village Window Replacements contract to *Vortex Construction* in the amount of \$119,009.00.

**C) Increased Appropriation of \$80,567.78 for the Ventura Harbor Village Phase 3 Improvement Project**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve an \$80,567.78 increase in the District's current appropriation for the Harbor Village Phase 3 Improvement Project.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 5-0 to approve an \$80,567.78 increase in the District's current appropriation for the Harbor Village Phase 3 Improvement Project.

**STANDARD AGENDA:**

**1) Approval of 2017 Aquaculture Sea Grant**

Recommended Action: Voice Vote.

That the Board of Port Commissioners authorize the General Manager to sign the application for NOAA Sea Grant 2017 Aquaculture Initiative: Integrated Projects to Increase Aquaculture Production in the amount of \$400,000.00 with a District match of \$200,000 of in-kind and/or monetary funding.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 5-0 to authorize the General Manager to sign the application for NOAA Sea Grant 2017 Aquaculture Initiative: Integrated Projects to Increase Aquaculture Production in the amount of \$400,000.00 with a District match of \$200,000 of in-kind and/or monetary funding.

**2) Declaration of District Personal Property as Surplus**

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3331, declaring certain equipment items as surplus personal property and authorizing the General Manager to sell such items by sealed written bid to the highest responsible bidder.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Valance and carried by a vote of 5-0 to adopt Resolution No. 3331, declaring certain equipment items as surplus personal property and authorizing the General Manager to sell such items by sealed written bid to the highest responsible bidder.

**3) Part-Time Marine Safety Officer Job Description**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the job description for the Part-time Marine Safety Officer and related salary range.

Moved to the end of the agenda.

**ACTION:** Commissioner Friedman moved, seconded by Commissioner Smith and carried by a vote of 5-0 to approve the job description for the Part-time Marine Safety Officer and related salary range.

**TIME CERTAIN AT 7:00PM**

**Each Applicant will receive 45 minutes for their presentation.**

**4) Request for Proposals to Lease Ventura Port District Property for Development of Visitor Serving Uses**

Recommended Action: N/A.

That the Board of Port Commissioners receive presentations by Pacific Heritage Communities and H. Parker Hospitality regarding their proposals for development of visitor serving uses at Ventura Harbor pursuant to the Request for Proposals (RFP) issued on May 2, 2016.

**ACTION:** The Board of Port Commissioners received presentations by Pacific Heritage Communities and H. Parker Hospitality regarding their proposals for



**development of visitor serving uses at Ventura Harbor pursuant to the Request for Proposals (RFP) issued on May 2, 2016.**

Public Comment: Andria Bargiel, co-owner of Andria's Seafood, supports H. Parker Hospitality's proposal. She believes that the Harbor does not need more commercial space, but needs more visitors. Sam Sadove, owner of Ventura Harbor Marina and Yacht Yard, encouraged the Board to think about the synergy in the Village and what will be a benefit to it. Orestis Simos, owner of Rhumb Line and BS Taps wants what is best for the community. He is more in favor of the H. Parker Hospitality proposal, which will enhance and compliment the Harbor. Lynn Mikelatos, owner of The Greek and Margarita Villa, is in favor of the H. Parker Hospitality proposal, which she believes is more appropriate for the Harbor. She is very excited about the idea of a hostel as well. Andres Fernandez, owner of The 805 and Copa Cubana, loves the enthusiasm and growth for the Village; however, he is very concerned about parking and believes there needs to be a specific plan. He does not want a development that will compete with the existing tenants.

Four comments were handed in and are attached to these minutes.

**AGENDA PLANNING GUIDE AND REQUEST FOR FUTURE AGENDA ITEMS:** 1) Discussion on Fish Pier proposal; 2) Discussion on the structure of the VSE; 3) Revisit Surplus Policy.

**ADJOURNMENT:** The meeting was adjourned at 9:55PM.

  
Secretary

**EMAILED ON TUESDAY, APRIL 25, 2017**

From John Bennett, *Brophy Bros*:

Good Morning...

Be careful...

Restaurant bubbles are REAL in today's market and with the looming minimum wage increase California is imposing on our industry; full service restaurants are re-thinking their models.

I understand the general perception among developers is "add seats and customers will come!" Simple.....

However, this certainly not the case and as you have seen in the district, solid operators is the challenge.



I suggest several quick service restaurants if you are dead set on food service.

If you aren't, I would put nothing but apartments.

Housing is our area's problem not food.

*Sincerely,*

*John Bennett*

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**COMMENT CARD TURNED IN AT WEDNESDAY, APRIL 26, 2017 MTG**

From Jeremy Grewal, *Ventura Isle Marina*:

I liked how the H Parker group talked about the Harbor as a whole being a resort!

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**COMMENT CARD TURNED IN AT WEDNESDAY, APRIL 26, 2017 MTG**

From Bob Bartosh, Owner of VHBY, VAMF, *Boatyard Pub*:

I support Fess Parker Proposal

- 1) Developer/Operator
- 2) Best use project
- 3) Premier Hospitality name
- 4) Additional restaurant use questionable

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**COMMENT CARD TURNED IN AT WEDNESDAY, APRIL 26, 2017 MTG**

From Jean-Luc Guionnet, owner *Le Petit Café & Bakery*:

Parking is already lacking on weekends and special events. What is your plan in providing adequate parking in order to increase our sales on weekends? My clientele is 85% older, in need of close parking. So I see in your plans more restaurants and more shops. Where is the parking for all these newcomers?

