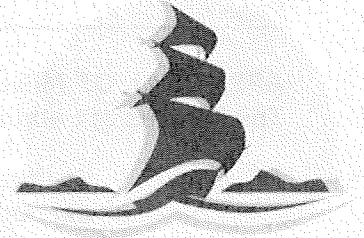


# VENTURA PORT DISTRICT

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## BOARD OF PORT COMMISSIONERS MINUTES OF MARCH 14, 2018

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VENTURA  
PORT DISTRICT  
*Established 1952*

The Regular Meeting of the Ventura Board of Port Commissioners was called to order by Chairman Everard Ashworth at 7:06PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001.

### **Commissioners Present:**

Everard Ashworth, Chairman  
Brian Brennan, Vice Chairman  
Jim Friedman, Secretary  
Chris Stephens

### **Commissioners Absent:**

None

### **Port District Staff:**

Oscar Peña, General Manager  
Brian Pendleton, Deputy General Manager  
John Higgins, Harbormaster  
Joe Gonzalez, Facilities Manager  
Robin Baer, Property Manager  
Frank Locklear, Marina Manager  
Richard Parsons, Consultant  
Jessica Rauch, Clerk of the Board

### **Legal Counsel:**

Timothy Gosney

## **AGENDA**

**CALL TO ORDER:** By Chairman Everard Ashworth at 7:06PM.

**IN MEMORIAM:** Harbormaster John Higgins reported that tomorrow marks the 20<sup>th</sup> anniversary of Harbor Patrol Officer Paul Korber's death in the line of duty while trying to rescue a mother and two children from a rip current on the South Beach.

**PLEDGE OF ALLEGIANCE:** By Harbor Patrol Officer Ryan Sutherland.

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

## **ADOPTION OF AGENDA**

**ACTON:** Commissioner Friedman moved, seconded by Commissioner Brennan and carried by a vote of 4-0 to adopt the March 14, 2018 agenda.

## **APPROVAL OF MINUTES**

The Minutes of February 28, 2018 Regular meeting were considered as follows:

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Stephens and carried by a vote of 4-0 to approve the minutes of the February 14, 2018 regular meeting, with the following revisions to Standard Agenda Item 3) Ventura Harbor Village Painting Project:

**ACTION:** The Commission provided the following direction comments to staff on the Ventura Harbor Village Painting Project for the selected architect to consider as they develop design criteria for the scope of work as described in the report. The comments were as follows:

- Like the Scope of Work presented
- More uniformity with the Portside Partners Project
  - Like the clean look of Portside Partners Project
  - Like the color pallet
- Fiber glass windows instead of wood
- Accent colors change by building with signage color being same as accent color for that building
- Standardize signage with time
- Pick Professional that has worked with a Design Review Board
- Unity with Portside Partners and BS Taproom
- Standardize basic shape of awnings
- Don't dictate personal business signage (logos)
- Would like to see renderings of village with new colors
- Consider Rreplacement program for awnings with corrugated metal

The Commission concurred with the step of staff seeking proposals from design professionals with recommendations to come back to the Board for approval.

**PUBLIC COMMUNICATIONS:** None.

**CLOSED SESSION REPORT:** Mr. Gosney 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 Friedman asked if the Board could do a moment of silence at the end of the meeting in honor of Harbor Patrol Officer Korber. Commissioner Brennan thanked the Board for allowing him to be the District representative for the CMANC Washington DC trip and reported on the experience. Commissioner Ashworth reported that the VSE has been working diligently on permitting issues and in that regard was invited to speak to the California Senate Ad Hoc Working Group.

**STAFF COMMUNICATIONS:** Mr. Pendleton reported on the CMANC Washington DC trip. Ms. Baer updated the Commission on the Milano's/Brophy's transition. Mr. Peña reported on the Tenant meeting that occurred in the morning and the discussion of Pirate Days becoming a smaller scale event. Ms. Rauch announced that Coastal Cone will be coming to the March 28<sup>th</sup> meeting to have the Commission sample the new taiyaki (Japanese fish waffle cone).

**LEGAL COUNSEL REPORT:** Mr. Gosney reported on the status of open claims.

**CONSENT AGENDA:**

**A) Approval of Second Amendment to Pre-Option Agreement for Parcels 5 and 8 Development**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the Second Amendment to Pre-Option Agreement between the Ventura Port District and H. Parker Hospitality for the development of Parcels 5 and 8.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 4-0 to approve the Second Amendment to Pre-Option Agreement between the Ventura Port District and H. Parker Hospitality for the development of Parcels 5 and 8.

**B) Approval of First Amendment and Restated Lease for the Beer and Sausage, LLC dba BS Taproom/Beer Season**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the First Amendment and Restated Lease for the Beer and Sausage, LLC dba BS Taproom/Beer Season.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 4-0 to approve the First Amendment and Restated Lease for the Beer and Sausage, LLC dba BS Taproom/Beer Season.

**STANDARD AGENDA:**

**1) Approval of Notice of Completion for the 1583 Spinnaker Drive Elevator Modification Project**

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3347,

- a) Accepting the work of Thyssenkrupp Elevators on the 1583 Spinnaker Drive Elevator Modification Project; and
- b) Authorize staff to prepare and record a Notice of Completion with the Ventura County Recorder.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Stephens and carried by a vote of 4-0 to adopt Resolution No. 3347 accepting the work of Thyssenkrupp Elevators on the 1583 Spinnaker Drive Elevator Modification Project; and authorizing staff to prepare and record a Notice of Completion with the Ventura County Recorder.

## 2) The Ventura Port District's Dry Storage Facility

### Recommended Action: Voice Vote.

That the Board of Port Commissioners authorize the General Manager to issue a notice to tenants to vacate the District's Dry Boat Storage facility located at 1450 Anchors Way Drive by May 1, 2018.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Friedman and carried by a vote of 4-0 to authorize the General Manager to issue a notice to tenants to vacate the District's Dry Boat Storage facility located at 1450 Anchors Way Drive by May 1, 2018.

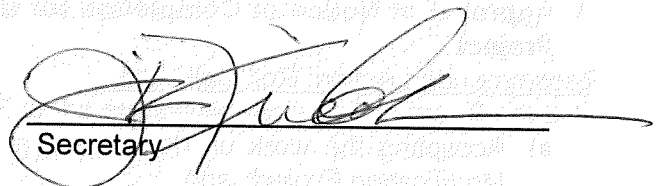
### The Commission gave the following comments:

- Improve fencing
- Look at rates – are we competitive?
- Develop reconfiguration soon so tenants know they have a space to come back to
- For future noticing of projects, give better advanced notice
- Have a designated staff member for this project who can relay information to the public
- Would like to see a list of all tenants who have been spoken to
- Develop a schedule of when the project will be done and when tenants can come back
- Would like an understanding of why 19A and/or VIM extra parking cannot be utilized
- How are we going to react to boats that are not moved?
  - Do we have a contingency plan or cost estimate?
- Coordinate construction with the mobile home residents that are near the lot
- Look at kayak storage and increasing smaller (12-20ft) spaces rather than large (30ft) spaces

**AGENDA PLANNING GUIDE AND REQUEST FOR FUTURE AGENDA ITEMS:** None.

**A MOMENT OF SILENCE FOR HARBOR PATROL OFFICER PAUL KORBER'S**

**ADJOURNMENT:** The meeting was adjourned in honor of Harbor Patrol Officer Paul Korber at 7:52PM.

  
Secretary