



Minutes of Regular Meeting of the Ventura Port District Board of Port Commissioners Held February 24, 2016

The Regular Meeting of the Ventura Board of Port Commissioners was called to order by Chairman Jim Friedman at 7:13PM at the Ventura Port District Office located 1603 Anchors Way Drive, Ventura, CA 93001.

Commissioners Present:

Jim Friedman, Chair
Everard Ashworth, Vice Chair
Gregory L. Carson
Bruce E. Smith
Nikos Valance

Commissioners Absent:

None

Port District Staff:

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

Legal Counsel:

Timothy Gosney

AGENDA

CALL TO ORDER: By Chairman Jim Friedman at 7:13PM.

PLEDGE OF ALLEGIANCE: By Commissioner Carson.

ROLL CALL: All Commissioners were present.

ADOPTION OF AGENDA

ACTON: Commissioner Valance moved, seconded by Commissioner Carson and carried by a vote of 5-0 to adopt the February 24, 2016 agenda.

APPROVAL OF MINUTES

The Minutes of February 10, 2016 workshop meeting were considered as follows:

ACTION: Commissioner Smith moved, seconded by Commissioner Carson and carried by a vote of 5-0 to approve the minutes of the February 10, 2016 workshop meeting with the following revision:

- Commented that staff engagement with tenants, the webpage, and print ads have vastly improved over the years.
- Page 20 of the staff report talks about personnel expenses going down 4%. It hasn't gone down; it has actually increased by 6.5% per

year over the last 5 years. Make sure to double check information in public reports.

- **For clarification, we Commissioner Smith and Valance did not give direction; staff asked us for our input.**

PUBLIC COMMUNICATIONS: Andrew Cristofono commented that this is his first time attending a Port Commission meeting and is interested in learning more information about the Harbor. Neil Neilson commented that it was also his first time attending a Port Commission meeting and is interested in learning more information about the Harbor. He also mentioned having agenda's available physically and on the website; which staff responded that agendas are always available here at the office and on the website. Sam Sadove commented that there is becoming a problem with derelict boats and instead of crushing them, which is expensive, he suggested sinking them to create artificial reefs. Paul Amaral from Channel Watch Marine thanked the Harbormaster and Harbor Patrol for the way they handled the harbor entrance closure. Michael Wagner expressed his concern over a possible rumor that the marketing budget is going to be moved to the City's Visitors Bureau. He also disclosed that he got Commissioner Valance answers to two questions, what the marketing manager's salaries are what the admin budget percentage of total advertising is. Mr. Wagner suggested the Commission needs to have a discussion on where they stand on the Marketing budget. Commissioner Valance clarified that there was a misunderstanding of his question and he only wanted to know where Mike got the idea that the Commission was going to decrease the budget because that was not the purpose of the workshop. Councilmember Cheryl Heitmann reminded everyone about the City's 150th Anniversary and all the events that will be taking place.

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 as to how to proceed as appropriate and there was no action taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: Commissioner Carson echoed what many have been saying about Harbormaster, John Higgins work on the channel entrance conditions and thanked him for all he has done.

DEPARTMENTAL STAFF REPORTS: Harbormaster, John Higgins, reported that the harbor entrance is now open, but there is still a safety zone in place due to the dredge. Consultant, Richard Parsons reported that 340,000 cubic yards out of a total of 880,000 cubic yards have been dredged. For the 2017 fiscal year, the government has approved \$4.3M for the Ventura Harbor dredging, which is still not enough. The California Coastal Commission approved the dock modifications and the emergency re-roofing of 1691 has started. Business Operations Manager, Brian Pendleton reported on the economic issues to harbor business due to the entrance closure.

GENERAL MANAGER REPORT: Mr. Peña updated the Commission on the Island Packers new lease negotiations.

LEGAL COUNSEL REPORT: None.

CONSENT AGENDA:

A) Amendment to Professional Services Agreement with RRM Design Group

Recommended Action: Motion.

That the Board of Port Commissioners approve Amendment No. 1 to the Professional Service Agreement, dated February 12, 2014 with RRM Design Group.

ACTION: Commissioner Valance moved, seconded by Commissioner Carson and carried by a vote of 5-0 to approve Amendment No. 1 to the Professional Service Agreement, dated February 12, 2014 with RRM Design Group.

B) Approval of Professional Services Agreement with ALC Construction, LLC

Recommended Action: Motion.

That the Board of Port Commissioners approve the Professional Services Agreement with ALC Construction, LLC in the amount of \$11,500.00 to provide architectural design consultant services for restroom accessibility improvements at Harbor Village.

ACTION: Commissioner Valance moved, seconded by Commissioner Carson and carried by a vote of 5-0 to approve the Professional Services Agreement with ALC Construction, LLC in the amount of \$11,500.00 to provide architectural design consultant services for restroom accessibility improvements at Harbor Village.

C) Approval of Out of Town Travel Request

Recommended Action: Motion.

That the Board of Port Commissioners approve the Out of Town Travel Request for Marketing Manager, Jennifer Talt-Lundin.

ACTION: Commissioner Valance moved, seconded by Commissioner Carson and carried by a vote of 5-0 to approve the Out of Town Travel Request for Marketing Manager, Jennifer Talt-Lundin.

STANDARD AGENDA:

1) Presentation on Pacific Coast Sports Center

Recommended Action: Informational.

That the Board of Port Commissioners receive a presentation from Gary Young, on his proposed Pacific Coast Sports Center.

ACTION: The Board of Port Commissioners received a presentation from Gary Young on his proposed Pacific Coast Sports Center.

Public Comment: John Higgins commented that this facility concept is being used in the Orange County area and they are used very creatively. This would definitely complement the area and be a great help to Ventura Harbor.

2) Approval of Financial Statements and Checks for the month of December 2015

Recommended Action: Resolution No. 3297.

That the Board of Port Commissioners adopt Resolution No. 3297 accepting and approving the Financial Statements, Payroll and Regular Checks for expenses in December 2015.

ACTION: Commissioner Valance moved, seconded by Commissioner Smith and carried by a vote of 5-0 to adopt Resolution No. 3297 accepting and approving the Financial Statements, Payroll and Regular Checks for expenses in December 2015.

3) Update on Emergency Conditions at 1691 Spinnaker Drive

Recommended Action: 4/5ths vote.

That the Board of Port Commissioners determine by a four-fifths vote that there is a need to continue the emergency action adopted by the Board on January 13, 2016 to award a contract to Letner Roofing Company to replace the tile roof system on 1691 Spinnaker Drive without giving notice for bids to let a contract.

ACTION: Commissioner Carson moved, seconded by Commissioner Valance and carried by a vote of 5-0 to determine by a four-fifths vote that there is a need to continue the emergency action adopted by the Board on January 13, 2016 to award a contract to Letner Roofing Company to replace the tile roof system on 1691 Spinnaker Drive without giving notice for bids to let a contract.

4) Extension of Option with Sondermann-Ring Partners

Recommended Action: Motion.

That the Board of Port Commissioners authorize the General Manager to execute the attached Eleventh Amendment to Option Agreement between Ventura Port District ("the Port") and Sondermann-Ring Partners ("SRP").

ACTION: Commissioner Carson moved, seconded by Commissioner Smith and carried by a vote of 5-0 to authorize the General Manager to execute the attached Eleventh Amendment to Option Agreement between Ventura Port District and Sondermann-Ring Partners.

Public Comment: Councilmember Cheryl Heitmann said that the City is very supportive of this project and is trying to move it along as fast as possible.

5) Approval of Notice of Proposed Ordinance for the Del Mar Seafoods, Inc. New Lease

Recommended Action: Resolution No. 3298.

That the Board of Port Commissioners adopt Resolution No. 3298 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance for the Del Mar Fish Company new Lease in a newspaper of general circulation.

ACTION: Commissioner Carson moved, seconded by Commissioner Smith and carried by a vote of 5-0 to adopt Resolution No. 3298 authorizing the Ventura Port District to publish a Notice of Proposed Ordinance for the Del Mar Fish Company new Lease in a newspaper of general circulation.

6) Approval of Contract with Manson Construction Co. for Dredging of the Stub Channel

Recommended Action: Resolution No. 3299.

That the Board of Port Commissioners adopt Resolution No. 3299, authorize the General Manager to enter into an Agreement with Manson Construction Co. for the dredging of the Stub Channel pursuant to Section 20751.2 of the Public Contract Code and making findings related thereto.

ACTION: Commissioner Ashworth moved, seconded by Commissioner Carson and carried by a vote of 5-0 to adopt Resolution No. 3299, authorize the General

Manager to enter into an Agreement with Manson Construction Co. for the dredging of the Stub Channel pursuant to Section 20751.2 of the Public Contract Code and making findings related thereto.

REQUEST FOR FUTURE AGENDA ITEMS: None.

ADJOURNMENT: The meeting was adjourned at 8:46PM.


Secretary

