



**Minutes of Special Workshop Meeting of the Ventura Port District  
Board of Port Commissioners Held February 25, 2015**

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

**Commissioners Present:**

Everard G. Ashworth, Vice Chair  
Robert J. Bravo  
Gregory L. Carson  
Jim J. Friedman, Chair  
Bruce E. Smith, Secretary

**Commissioners Absent:**

None

**Port District Staff:**

Oscar Pena, General Manager  
Scott Miller, Harbor Master  
Richard Parsons, Consultant  
Gloria Adkins, Fiscal Manager  
Frank Locklear, Marina Manager  
Pat Hummer, Harbor Patrol  
John Higgins, Harbor Patrol  
Jessica Rauch, Clerk of the Board

**Legal Counsel:**

Tim Gosney

**AGENDA**

**CALL TO ORDER:** By Chair, Jim Friedman at 7:06PM.

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

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

**ADOPTION OF AGENDA**

**ACTON:** Commissioner Carson moved, seconded by Commissioner Bravo and carried by a vote of 5-0 to adopt the February 25, 2015 agenda.

## **APPROVAL OF MINUTES**

The Minutes of February 11, 2015 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 February 11, 2015, with the following revision:

- Under Item 6, second paragraph, fourth line, add the word "insurance" after liability.

**PUBLIC COMMUNICATIONS:** None.

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

**LEGAL COUNSEL REPORT:** Mr. Gosney informed the Commission that the fiber cabling contract has been reviewed and everything should be signed. Also, the re-roofing bid documents have been completed and Counsel is still working on the Public Records Act Policy.

**BOARD COMMUNICATIONS:** Commissioner Smith talked about his attendance at the Travel Convention in Long Beach last weekend.

**DEPARTMENTAL STAFF REPORTS:** Richard Parsons updated the Commission on the progress of the Dredge. Dredging began February 12<sup>th</sup> and they are making great progress. The job should be finished next week.

**GENERAL MANAGER REPORT:** Mr. Peña has been working with the Property Manager on the Harbor Village month to month tenants. Also, the District has been enforcing tenants and employees parking in public spots and have been ticketing.

## **CONSENT ITEMS:**

### **1) Approval of Financial Statements, Payroll and Regular Checks for the month of December 2014**

Recommended Action: Resolution No. 3264.

That the Board of Port Commissioners adopt Resolution No. 3264 approving the Financial Statements, Payroll and Regular Checks for expenses in December 2014.

**ACTION:** Commissioner Bravo moved, seconded by Commissioner Carson and carried by a vote of 5-0 to adopt Resolution No. 3264 approving the Financial Statements, Payroll and Regular Checks for expenses in December 2014.

### **2) Approval of The 805 New Lease and Expansion**

Recommended Action: Motion

That the Board of Port Commissioners approve by motion:

- a) A new Restaurant Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Andres S Fernandez, LLC dba "The 805" for the premises located at 1575 Spinnaker Drive #101 & #102 consisting of a total of 2,390 square feet for a five

- year term subject to (i) the termination of the Lease between Ventura Port District and Andres S Fernandez, LLC dba "The 805" as set forth in (b) below; (ii) the termination of the Lease between Ventura Port District and Sin Chol Kim dba Maru Sushi and Grill as set forth in (c) below; (iii) the successful close of escrow on the sale of Maru Sushi and Grill to Andres S Fernandez, LLC, and (iv) legal counsel's review and approval of the final lease documents;
- b) A Lease Termination Agreement between Ventura Port District dba Ventura Harbor Village with Andres S Fernandez, LLC dba "The 805" for the premises located at 1575 Spinnaker Drive #101, which shall terminate concurrently with the approval of the Restaurant Lease Agreement set forth in (a) above; and
  - c) A Lease Termination Agreement between Ventura Port District dba Ventura Harbor Village with Sin Chol Kim dba Maru Sushi and Grill for the premises located at 1575 Spinnaker Drive #102/#103, which shall terminate concurrently with the approval of the Restaurant Lease Agreement set forth in (a) above.

**ACTION:** Commissioner Carson moved, seconded by Commissioner Bravo and carried by a vote of 5-0 to approve (a) a new Restaurant Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Andres S Fernandez, LLC dba "The 805" for the premises located at 1575 Spinnaker Drive #101 & #102 consisting of a total of 2,390 square feet for a five year term subject to (i) the termination of the Lease between Ventura Port District and Andres S Fernandez, LLC dba "The 805" as set forth in (b) below; (ii) the termination of the Lease between Ventura Port District and Sin Chol Kim dba Maru Sushi and Grill as set forth in (c) below; (iii) the successful close of escrow on the sale of Maru Sushi and Grill to Andres S Fernandez, LLC, and (iv) legal counsel's review and approval of the final lease documents; (b) a Lease Termination Agreement between Ventura Port District dba Ventura Harbor Village with Andres S Fernandez, LLC dba "The 805" for the premises located at 1575 Spinnaker Drive #101, which shall terminate concurrently with the approval of the Restaurant Lease Agreement set forth in (a) above; and (c) a Lease Termination Agreement between Ventura Port District dba Ventura Harbor Village with Sin Chol Kim dba Maru Sushi and Grill for the premises located at 1575 Spinnaker Drive #102/#103, which shall terminate concurrently with the approval of the Restaurant Lease Agreement set forth in (a) above.

Public Comment: Andres Fernandez is very excited for this opportunity and has been talking about this idea for years. The 805 will have Americano-Cubano cuisine with live entertainment and special events.

### **3) Approval of Out of Town Travel Requests**

#### Recommended Action: Motion

That the Board of Port Commissioners approve by motion the Out of Town Travel Request for Consultant and Project Manager, Richard Parsons and Commissioner, Greg Carson.

**ACTION:** Commissioner Bravo moved, seconded by Commissioner Smith and carried by a vote of 5-0 to approve the out of town travel requests for

**Consultant and Project Manager, Richard Parsons and Commissioner, Greg Carson.**

**INFORMATIONAL ITEMS:**

**4) Compensation and Benefits Comparison**

Recommended Action: Informational.

That the Board of Port Commissioners receive and discuss the compensation and benefits comparison and provide staff with appropriate direction.

**ACTION:** Scott Miller presented information to the Commission on compensation and benefit comparisons between the Ventura Port District, Channel Islands Harbor, Santa Barbara Harbor and Santa Cruz Harbor. Comments and questions from the Commission included wanting more information on the Cost of Living, Merit or Step Program, and giving an additional personal holiday. In the end, Chair Friedman told staff that he and Vice Chair Ashworth would meet with the General Manager to discuss how to proceed with this item.

Public Comment: John Higgins commented on behalf of the employees that no one is complacent about the job they have and everyone appreciates the job they have. Not one \$150 increase goes unrecognized; it is absolutely appreciated. All employees are aware and respect the District's fiscal challenges and are all working extra hard to help achieve the extra revenues that will get us in a better fiscal position.

**ACTION ITEMS:**

**6) Oceans West Development Modernization Plan**

Recommendation Action: Motion.

That the Board of Port Commissioners formally acknowledge by motion that the work approved in the Interim Modernization Plan (IMP) submitted by Oceans West Development, aka Ventura West Marina II, has been fully completed as required by the Lease.

**ACTION:** Commissioner Carson moved, seconded by Commissioner Bravo and carried by a vote of 5-0 to formally acknowledge by motion that the work approved in the Interim Modernization Plan (IMP) submitted by Oceans West Development, aka Ventura West Marina II, has been fully completed as required by the Lease.

**7) Approval of Mid-Year Budget Adjustments for Fiscal Year 2014 – 2015**

Recommended Action: Resolution No. 3265.

That the Board of Port Commissioners adopt Resolution No. 3265 authorizing the Mid-Year Budget Adjustments for Fiscal Year 2014 - 2015.

**ACTION:** Commissioner Smith moved, seconded by Commissioner Ashworth and carried by a vote of 5-0 to adopt Resolution No. 3265 authorizing the Mid-Year Budget Adjustments for Fiscal Year 2014 – 2015.

**Staff will continue to evaluate options for the Harbor Village Re-Roofing project and bring any information to the Board that may enable the District to avoid the significant expenditure contemplated.**

**5) Approval of the 2015 Non-Represented Employee Salary Adjustments**

Recommendation Action: Resolution No. 3263

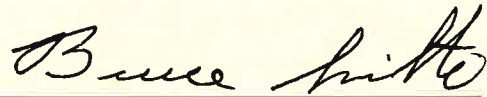
That the Board of Port Commissioners discuss and take appropriate action to approve Resolution No. 3263, which provides for a 3% adjustment to the bottom of the Non-Represented Employee Salary Range, effective January 1, 2015.

**ACTION:** Commission Carson moved, seconded by Commissioner Bravo and carried by a vote of 5-0 to adopt Resolution No. 3263, which provides for a 3% adjustment to the bottom of the Non-Represented Employee Salary Range, effective January 1, 2015, with the following amendment to the resolution:

- Attachment 1, Second Page, third paragraph, add to last sentence, "...and such salary increase on merit shall be subject to Board approval through the budget process."

**REQUEST FOR FUTURE AGENDA ITEMS:** None.

**ADJOURNMENT:** The meeting was adjourned at 9:28PM.



Secretary