



Minutes of Special Workshop Meeting of the Ventura Port District Board of Port Commissioners Held May 13, 2015

The Regular Meeting of the Ventura Board of Port Commissioners was called to order by Chairman Jim Friedman at 12:10PM at the Ventura Port District Office located 1603 Anchors Way Drive, Ventura, CA 93001.

Commissioners Present:

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

Commissioners Absent:

None

Port District Staff:

Oscar Peña, General Manager
John Higgins, Harbormaster
Gloria Adkins, Accounting Manager
Robin Baer, Property Manager
Joe Gonzalez, Facilities Manager
Frank Locklear, Marina Manager
Richard Parsons, Consultant
Robbie Dunham, Management Assistant
Jessica Rauch, Clerk of the Board

Legal Counsel:

Timothy Gosney

AGENDA

CALL TO ORDER: By Chair, Jim Friedman.

PLEDGE OF ALLEGIANCE: By Vice-Chair, Ev Ashworth.

ROLL CALL: All Commissioners were present.

ADOPTION OF AGENDA

ACTON: Commissioner Smith moved, seconded by Commissioner Carson and carried by a vote of 4-0 to adopt the May 13, 2015 agenda.

APPROVAL OF MINUTES

The Minutes of April 22, 2015 were considered as follows:

ACTION: Commissioner Carson moved, seconded by Commissioner Smith and carried by a vote of 4-0 to approve the minutes of April 22, 2015.

PUBLIC COMMUNICATIONS: None.

BOARD COMMUNICATIONS: None.

STAFF COMMUNICATIONS: Richard Parsons reported that there was a pre walk through for the re-roofing project. About 25 contractors participated and bids are due the morning of May 27th.

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 action taken reportable under The Brown Act.

LEGAL COUNSEL REPORT: Mr. Gosney reported that the anticipated execution of the SRP Lease is coming up soon, presumably before the end of the year. Legal counsel has drafted a memorandum for the General Manager's review identifying issues that need to be addressed and actions that need to be taken to prepare for the execution of the lease.

CONSENT AGENDA:

A) Approval of New Office Lease Agreement for Sierra Pacific Mortgage

Recommended Action: Motion

That the Board of Port Commissioners approve by motion a new Office lease agreement between the Ventura Port District dba Ventura Harbor Village and Sierra Pacific Mortgage for the premises located at 1583 Spinnaker Drive #213 consisting of a total of 791 square feet for a two (2) year term.

ACTION: Commissioner Smith moved, seconded by Commissioner Carson and carried by a vote of 4-0 to approve by motion a new Office lease agreement between the Ventura Port District dba Ventura Harbor Village and Sierra Pacific Mortgage for the premises located at 1583 Spinnaker Drive #213 consisting of a total of 791 square feet for a two (2) year term.

B) Approval of New Lease Agreement for Coastal Cone/The Parlor

Recommended Action: Motion

That the Board of Port Commissioners approve by motion a new Restaurant lease agreement between the Ventura Port District dba Ventura Harbor Village and the Coastal Cone and The Parlor for the premises located at 1583 Spinnaker Drive #102 & #104 consisting of a total of 1,663 square feet for a three (3) year term with one (1) five (5) year option.

ACTION: Commissioner Smith moved, seconded by Commissioner Carson and carried by a vote of 4-0 to approve by motion a new Restaurant lease agreement between the Ventura Port District dba Ventura Harbor Village and the Coastal Cone and The Parlor for the premises located at 1583 Spinnaker Drive #102 & #104 consisting of a total of 1,663 square feet for a three (3) year term with one (1) five (5) year option.

C) Approval of New Lease Agreement for Hawk Ridge Systems

Recommended Action: Motion

That the Board of Port Commissioners approve by motion a new Office lease agreement between the Ventura Port District dba Ventura Harbor Village and Hawk Ridge Systems for the premises located at 1591 Spinnaker Drive #207 consisting of a total of 1,420 square feet and 838 square feet of patio area for a two (2) year term.

ACTION: Commissioner Smith moved, seconded by Commissioner Carson and carried by a vote of 4-0 to approve by motion a new Office lease agreement between the Ventura Port District dba Ventura Harbor Village and Hawk Ridge Systems for the premises located at 1591 Spinnaker Drive #207 consisting of a total of 1,420 square feet and 838 square feet of patio area for a two (2) year term.

STANDARD AGENDA:

1) Consideration of Adoption of Ordinance No. 49

Recommended Action: Ordinance No. 49.

That the Board of Port Commissioners:

- a) Conduct a public hearing for the purpose of receiving input on proposed Ordinance 49;
- b) Read proposed Ordinance No. 49 for the record; and
- c) Adopt Ordinance No. 49, which authorizes execution of the Lease between Ventura Port District and Ventura Harbor Marine Fuel Inc., for Parcels 3A1 and 3A2 of 1551 Spinnaker Drive.

ACTION: Chairman Friedman opened the public hearing at 12:21PM for the purpose of receiving input on proposed Ordinance 49. The Clerk of the Board read proposed Ordinance No. 49 into the record. There was no public comment and the public hearing was closed by Chairman Friedman at 12:22PM.

ACTION: Commissioner Carson moved, seconded by Commissioner Ashworth and carried by a vote of 4-0 to adopt Ordinance No. 49, which authorizes execution of the Lease between Ventura Port District and Ventura Harbor Marine Fuel Inc., for Parcels 3A1 and 3A2 of 1551 Spinnaker Drive.

2) Delegation of Authority Pursuant to California Government Code § 21173

Recommended Action: Resolution No. 3276.

That the Board of Port Commissioners adopts Resolution No. 3276:

- a) Authorizing the General Manager to make applications to the California Public Employees' Retirement System (CalPERS) on behalf of the District pursuant to Government Code Section 21152(c) for disability retirement benefits of disabled employees and to initiate requests for reinstatement of such employees who are retired for disability; and
- b) Authorizing the General Manager to make determinations of an employee's disability on behalf of the District and whether such disability is industrial and to certify such determinations and all other necessary information to CalPERS.

ACTION: Commissioner Smith moved, seconded by Commissioner Carson and carried by a vote of 4-0 to authorize the General Manager to make applications to the California Public Employees' Retirement System (CalPERS) on behalf of the District pursuant to Government Code Section 21152(c) for disability retirement benefits of disabled employees and to initiate requests for reinstatement of such employees who are retired for disability; and to authorize the General Manager to make determinations of

an employee's disability on behalf of the District and whether such disability is industrial and to certify such determinations and all other necessary information to CalPERS.

3) Approval of Fee Increase Notification for Launch Ramp Parking and Dry Storage

Recommended Action: Motion.

That the Board of Port Commissioners approve by motion the authorization of the General Manager to notify the public and tenants of a public hearing on May 27, 2015 to consider a fee increase for launch ramp parking and the District's dry storage facility.

ACTION: Commissioner Carson moved, seconded by Commissioner Ashworth and carried by a vote of 4-0 to approve by motion the authorization of the General Manager to notify the public and tenants of a public hearing on May 27, 2015 to consider a fee increase for launch ramp parking and the District's dry storage facility.

4) Approval of 2015 Lifeguard Services Contract

Recommended Action: Motion.

That the Board of Port Commissioners approve by motion the authorization of the General Manager to enter into a contract with State Parks for lifeguard services at Harbor Cove and Surfers Knoll from May 23 through September 7, 2015 for an amount not to exceed \$58,578.09.

ACTION: Commissioner Ashworth moved, seconded by Commissioner Carson and carried by a vote of 4-0 to approve by motion the authorization of the General Manager to enter into a contract with State Parks for lifeguard services at Harbor Cove and Surfers Knoll from May 23 through September 7, 2015 for an amount not to exceed \$58,578.09.

Public Comment: Bob Bartosh was a State and County Lifeguard and was told to never venture past the south jetty. It is a very dangerous part of the beach. He commends State Parks for including two lifeguard towers and thinks the proposal is money well spent.

5) Harbor Village Marina Safety

Recommended Action: Informational.

That the Board of Port Commissioners receive a report on the Harbor Village Marina and the safety measures being taken.

ACTION: Marina Manager, Frank Locklear gave the Port Commission a report on the safety measures being taken at the Harbor Village Marina.

ADJOURNMENT: The meeting was adjourned at 12:59PM.



Secretary