



Minutes of Regular Meeting of the Ventura Port District Board of Port Commissioners Held May 25, 2016

The Regular Meeting of the Ventura Board of Port Commissioners was called to order by Chairman Jim Friedman at 7:16PM 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
Gloria Adkins, Accounting Manager
Robin Baer, Property Manager
Jennifer Talt-Lundin, Marketing Manager
John Higgins, Harbormaster
Joe Gonzalez, Facilities Manager
Richard Parsons, Consultant
Jessica Rauch, Clerk of the Board

Legal Counsel:

Timothy Gosney
Collin Spillman

AGENDA

CALL TO ORDER: By Chairman Jim Friedman at 7:16PM.

PLEDGE OF ALLEGIANCE: By Chairman Friedman.

ROLL CALL: All Commissioners were present.

ADOPTION OF AGENDA

ACTON: Commissioner Carson moved, seconded by Commissioner Smith and carried by a vote of 4-0 (Commissioner Valance was out of the room) to adopt the May 25, 2016 agenda.

APPROVAL OF MINUTES

The Minutes of May 11, 2016 workshop meeting were considered as follows:

ACTION: Commissioner Ashworth moved, seconded by Commissioner Carson and carried by a vote of 5-0 to approve the minutes of the May 11, 2016 workshop meeting.

PUBLIC COMMUNICATIONS: Councilmember Cheryl Heitmann informed the Commission that the City Council voted on a sales tax to be added to the November ballot and also reminded everyone of the Presidential rally occurring at Ventura College. Sam Sadove informed the Commission that the Marina expansion project is moving forward. John Higgins presented the Commission with a book of Harbor Village sketches from a public member.

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: None.

DEPARTMENTAL STAFF REPORTS: Richard Parsons updated the Commission on the 2017 Energy and Water Development Appropriations Bill and on the progress of the accessibility improvements in Harbor Village.

GENERAL MANAGER REPORT: Mr. Pena announced staff anniversaries.

LEGAL COUNSEL REPORT: None.

CONSENT AGENDA:

A) Approval of New Retail Lease for The Ultimate Escape Rooms

Recommended Action: Motion.

That the Board of Port Commissioners approve a new retail lease agreement for the premises located at 1591 Spinnaker Drive #117C consisting of 1,291 square feet between the Ventura Port District dba Ventura Harbor Village and The Ultimate Escape Rooms for a two-year term with a two year option.

ACTION: Commissioner Smith moved, seconded by Commissioner Carson and carried by a vote of 5-0 to approve a new retail lease agreement for the premises located at 1591 Spinnaker Drive #117C consisting of 1,291 square feet between the Ventura Port District dba Ventura Harbor Village and The Ultimate Escape Rooms for a two-year term with a two year option.

B) Approval of New Office Lease for Quemuel Communications

Recommended Action: Motion.

That the Board of Port Commissioners approve a new office lease agreement for the premises located at 1583 Spinnaker Drive #212 consisting of 374 square feet between the Ventura Port District dba Ventura Harbor Village and Aimee Quemuel dba Quemuel Communications, Inc. for a two-year term.

ACTION: Commissioner Smith moved, seconded by Commissioner Carson and carried by a vote of 5-0 to approve a new office lease agreement for the premises located at 1583 Spinnaker Drive #212 consisting of 374 square feet between the Ventura Port District dba Ventura Harbor Village and Aimee Quemuel dba Quemuel Communications, Inc. for a two-year term.

STANDARD AGENDA:

1) Approval of Financial Statements and Checks for March 2016

Recommended Action: Resolution No. 3306.

That the Board of Port Commissioners adopt Resolution No. 3306 accepting and approving the Financial Statements, Payroll and Regular Checks for expenses in March 2016.

ACTION: Commissioner Smith moved, seconded by Commissioner Valance and carried by a vote 5-0 to adopt Resolution No. 3306 accepting and approving the Financial Statements, Payroll and Regular Checks for expenses in March 2016.

2) Draft Parking Management Plan for Ventura Harbor

Recommended Action: Informational.

That the Board of Port Commissioners provide comments and direction regarding the Draft Parking Management Plan for Ventura Harbor.

ACTION: The Port Commission received a presentation by Business Operations Manager, Brian Pendleton and Principal Transportation Planner Scott Schell on the Draft Parking Management Plan for Ventura Harbor. The following is feedback from the Commission:

- Employee parking stickers; however hard to enforce
- For overflow parking could use Lot 19A, vacant lot owned by Hobson Smith or talk to the Yacht Club for during the week parking.
- If all parking paid, it may be detrimental to the Village businesses.
- For enforcement, we would need to include salary and benefits costs, as well as the cost of maintenance in determining our overall operating costs for the plan.
- Interested in what the overall revenue would be from paid parking.
- Integrate the use of bicycles in plan
- Parking should not be all paid, but have first 75-90 minutes free
- Like the idea of angled parking on Spinnaker Drive and having people back into those spots
- The District has no authority to charge for parking on the public streets within the harbor
- The overnight parking of the patrons of the dive boats and charters during the peak season utilizes close to 25% of our available public spaces
- New parking lot concept between two beach lots; see us having problems with the Coastal Commission
- City successfully implemented paid parking Downtown without losing business.

Public Comment: Lynn Mikelatos, owner of The Greek and Margarita Villa does not have a problem with paid parking and believes staff is on the right track. She has always been in favor of a structure and likes the back in angled parking. Sam Sadove does not have a parking problem in his lots, until the launch ramp fee went up. He also believes staff is on the right track for a solution, but suggests a mix of paid and free parking. Harbormaster John Higgins mentioned that there have been a number of different trials they have tried for parking solutions during the summer months. The 3 hour parking does become problematic because of enforcement. He is not for or against paid parking. Councilmember Cheryl Heitmann

commented on the new parking program the City implemented Downtown. There is a Parking Advisory Committee that worked to solve the City's parking problem of employees parking on Main Street all day. The program is paying for itself and has overall been a successful program.

3) Approval of Updated Board of Port Commissioners Protocols and Policies Manual

Recommended Action: Resolution No 3307.

That the Board of Port Commissioners adopt Resolution No. 3307, approving the updates to the Board of Port Commissioners Protocols and Policies Manual and rescinding Resolution No. 3271.

ACTION: Commissioner Valance moved, seconded by Commissioner Carson and carried by a vote of 5-0 to continue this item to a July or September meeting.

4) Discussion on Creating a Non-Profit Organization for the Ventura Port District

Recommended Action: Informational.

That the Board of Port Commissioners discuss the possibility of creating a non-profit organization for the Ventura Port District to help in raising funds for projects around Ventura Harbor Village.

ACTION: Commissioner Ashworth moved, seconded by Commission Carson and carried by a vote of 5-0 to continue this item to a July meeting.

REQUEST FOR FUTURE AGENDA ITEMS: None.

ADJOURNMENT: The meeting was adjourned at 9:46PM.



Secretary