



## **Minutes of Workshop Meeting of the Ventura Port District Board of Port Commissioners Held September 14, 2016**

---

The Workshop Meeting of the Ventura Board of Port Commissioners was called to order by Chairman Jim Friedman at 12:05 PM at the Ventura Port District Office located 1603 Anchors Way Drive, Ventura, CA 93001.

### **Commissioners Present:**

Jim Friedman, Chair  
Everard Ashworth, Vice Chair  
Bruce E. Smith  
Nikos Valance  
Bruce Brennan

### **Commissioners Absent:**

None

### **Port District Staff:**

Oscar Peña, General Manager  
Brian Pendleton, Business Operations Manager  
Gloria Adkins, Accounting Manager  
John Higgins, Harbormaster  
Joe Gonzalez, Facilities Manager  
Frank Locklear, Marina Manager  
Richard Parsons, Consultant  
Robbie Armstrong-Dunham, Assistant Clerk of the Board

### **Legal Counsel:**

Andy Turner  
Emma Fabeck

## **AGENDA**

**CALL TO ORDER:** By Chairman Jim Friedman at 12:05 PM.

**PLEDGE OF ALLEGIANCE:** By Vice Chair Ashworth.

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

### **ADOPTION OF AGENDA**

**ACTON:** Commissioner Smith moved, seconded by Commissioner Brennan and carried by a vote of 5-0 to adopt the September 14, 2016 agenda.

Note: Per the General Manager's request to the Chair, Standard Agenda Item 1 was moved to the second position so that the Workshop on Tsunamis could accommodate the guest speakers.

### **APPROVAL OF MINUTES**

The Minutes of July 27, 2016, regular meeting and August 2, 2016 and August 4, 2016 Special meetings were considered as follows:

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Ashworth and carried by a vote of 5-0 to approve the minutes of the August 2, 2016 and August 4, 2016 Special meetings.

The July 27, 2016 Regular meeting will be brought back at a future meeting, with further clarification to Standard Item 3. With the 2 'No' votes for this item, Commissioner Smith would like a more detailed explanation and rationale given for those votes to be reflected in these minutes.

**PUBLIC COMMUNICATIONS:** None

**CLOSED SESSION REPORT:** Andy Turner 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 Ashworth reported back favorably on the recent VSE meeting and is enthusiastic about the future meeting on the 21<sup>st</sup>. Commissioner Brennan mentioned a recent conference that focused on shorelines and coastlines and the future looks strong independent of tsunamis.

**GENERAL MANAGER REPORT:** Consultant, Richard Parsons reported that in Newport Beach recently, the California Coastal Commission approved a new 10 year dredging permit. On October 13, the Regional Water Quality Control Board will be considering new orders.

### **CONSENT AGENDA:**

#### **A) Approval of Change of Lessee's of the Lease Agreement for The Ultimate Escape Rooms**

##### **Recommended Action: Voice Vote.**

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 Marilyn Ryemon, Annette Cortez, Alexis and Scott Crouse The Ultimate Escape Rooms for a two-year term with a two year option.

**ACTION:** Commissioner Smith moved, seconded by Commissioner Valance 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 Marilyn Ryemon, Annette Cortez, Alexis and Scott Crouse The Ultimate Escape Rooms for a two-year term with a two year option.

**B) Approval of Change of Name of the Lease Agreement for Elizabeth Marino dba Barefoot Boutique**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve a name change for the premises located at 1575 Spinnaker Drive #106A&B consisting of 1,545 square feet between the Ventura Port District dba Ventura Harbor Village and Elizabeth Marino dba Barefoot Boutique for a two-year term with a two year option.

**ACTION:** Commissioner Smith moved, seconded by Commissioner Valance and carried by a vote of 5-0 to approve a name change for the premises located at 1575 Spinnaker Drive #106A&B consisting of 1,545 square feet between the Ventura Port District dba Ventura Harbor Village and Elizabeth Marino dba Barefoot Boutique for a two-year term with a two year option.

**C) Approval of New Office Lease for Julianne Y. Martin, Psy.D. and Gregory E. Gray, M.D.**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve a new office lease agreement for the premises located at 1575 Spinnaker Drive #207 & 208 consisting of 840 square feet between the Ventura Port District dba Ventura Harbor Village and Julianne Y. Martin, Psy.D. and Gregory E. Gray, M.D. for a two-year term.

**ACTION:** Commissioner Smith moved, seconded by Commissioner Valance and carried by a vote of 5-0 to approve a new office lease agreement for the premises located at 1575 Spinnaker Drive #207 & 208 consisting of 840 square feet between the Ventura Port District dba Ventura Harbor Village and Julianne Y. Martin, Psy.D. and Gregory E. Gray, M.D. for a two-year term.

**D) Approval of New Office Lease for Jerry Bessa dba iPowerUp**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve a new office lease agreement for the premises located at 1567 Spinnaker Drive #205 consisting of 880 square feet between the Ventura Port District dba Ventura Harbor Village and Jerry Bessa dba iPowerUp for a two-year term.

**ACTION:** Commissioner Smith moved, seconded by Commissioner Valance and carried by a vote of 5-0 to approve a new office lease agreement for the premises located at 1567 Spinnaker Drive #205 consisting of 880 square feet between the Ventura Port District dba Ventura Harbor Village and Jerry Bessa dba iPowerUp for a two-year term.

**E) Amendment No. 2 to the Professional Service Agreement with Jensen Design & Survey, Inc.**

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve Amendment No. 2 to the Professional Service Agreement, dated April 1, 2016 with Jensen Design & Survey, Inc. in the amount of \$3,500.

**ACTION:** Commissioner Smith moved, seconded by Commissioner Valance and carried by a vote of 5-0 to approve Amendment No. 2 to the Professional Service Agreement, dated April 1, 2016 with Jensen Design & Survey, Inc. in the amount of \$3,500.

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

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the Out of Town Travel Requests for Business Operations Manager, Brian Pendleton, Property Manager, Robin Baer, Commissioner Ev Ashworth, Dredging Consultant, Richard Parsons, Electrician, John Collins and Harbormaster, John Higgins.

**ACTION:** Commissioner Smith moved, seconded by Commissioner Valance and carried by a vote of 5-0 to approve the Out of Town Travel Requests for Business Operations Manager, Brian Pendleton, Property Manager, Robin Baer, Commissioner Ev Ashworth, Dredging Consultant, Richard Parsons, Electrician, John Collins and Harbormaster, John Higgins.

#### **G) Extension of Option with Sondermann-Ring Partners**

Recommended Action: Voice Vote.

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

**ACTION:** Commissioner Smith moved, seconded by Commissioner Valance and carried by a vote of 5-0 to authorize the General Manager to execute the attached Fourteenth Amendment to Option Agreement between Ventura Port District ("the Port") and Sondermann-Ring Partners ("SRP").

#### WORKSHOP AGENDA:

##### **1) Ventura Harbor Tsunami Planning Efforts**

Recommended Action: None

That the Board of Port Commissioners receive a presentation from Kevin Miller, Tsunami Program Officer from the California Governor's Office of Emergency Services and Rick Wilson, PG CEG, Senior Engineering Geologist from the California Geological Survey on the tsunami planning efforts for Ventura Harbor.

**ACTION:** After an introduction by Harbormaster, John Higgins the Board of Port Commissioners received a presentation from Kevin Miller, Tsunami Program Officer from the California Governor's Office of Emergency Services and Rick Wilson, PG CEG, Senior Engineering Geologist from the California Geological Survey on the tsunami planning efforts for Ventura Harbor.

#### STANDARD AGENDA:

##### **1) Appointment of Ad Hoc Committee for General Manager Compensation Review**

Recommended Action: Voice Vote.

That the Board of Port Commissioners appoint Commissioner Friedman and Commissioner Ashworth for an ad hoc committee to review and make recommendations to the Board on the compensation of the General Manager.

**ACTION:** Commissioner Smith moved, (with the caveat that the timing of the review comes after the represented employees (i.e., 'Miscellaneous' and Harbor Patrol/Union) are already dealt with), seconded by Commissioner Brennan

and carried by a vote of 5-0 to appoint Commissioner Friedman and Commissioner Ashworth for an ad hoc committee to review and make recommendations to the Board on the compensation of the General Manager.

**REQUEST FOR FUTURE AGENDA ITEMS:** None

**ADJOURNMENT:** The meeting was adjourned at 1:10PM.



---

Secretary

