

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF MAY 9, 2018



The Regular Meeting of the Ventura Board of Port Commissioners was called to order by Chairman Everard Ashworth at 7:11PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001.

Commissioners Present:

Everard Ashworth, Chairman
Jim Friedman, Secretary
Chris Stephens

Commissioners Absent:

Brian Brennan, Vice Chairman

Port District Staff:

Oscar Peña, General Manager
Brian Pendleton, Deputy General Manager
Robin Baer, Property Manager
Frank Locklear, Marina Manager
Jennifer Talt-Lundin, Marketing Manager
Richard Parsons, Consultant
Jessica Rauch, Clerk of the Board

Legal Counsel:

Timothy Gosney
Dominic Nunneri

AGENDA

CALL TO ORDER: By Chairman Everard Ashworth at 7:11PM.

PLEDGE OF ALLEGIANCE: By Commissioner Stephens.

ROLL CALL: Commissioner Brennan was absent.

ADOPTION OF AGENDA

ACTON: Commissioner Stephens moved, seconded by Commissioner Friedman and carried by a vote of 3-0 to adopt the May 9, 2018 agenda, with the following revision to Item 4's recommendation:

4) Approval of Brandis Tallman LLC Agreement

Recommended Action: Voice Vote.

That the Board of Port Commissioners authorize the General Manager to enter into an agreement for placement agent services with Brandis Tallman LLC for the

purpose of financing the demolition and new construction of the Ventura Harbor Village Marina docks C, BD, G and H.

APPROVAL OF MINUTES

The Minutes of April 25, 2018 Regular meeting were considered as follows:

ACTION: Commissioner Friedman moved, seconded by Commissioner Stephens and carried by a vote of 3-0 to approve the minutes of the April 25, 2018 regular meeting.

PUBLIC COMMUNICATIONS: Chris Connell, new manager for the mobile home community introduced himself to the Board and staff.

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

BOARD COMMUNICATIONS: Commissioner Ashworth mentioned that Commissioner Brennan sent him an email from Ireland saying things are going well.

STAFF COMMUNICATIONS: None.

LEGAL COUNSEL REPORT: None.

PROCLAMATION COMMEMORATING THE 50 ANNIVERSARY OF ISLAND PACKERS

CONSENT AGENDA:

A) Approval of New Retail Lease Agreement for Mermaid Gallery

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Tina O'Brien dba Mermaid Gallery for the premises located at 1575 Spinnaker Drive #107B consisting of a total of 656 square feet for a three (3) year term with a two (2) year option.

ACTION: Commissioner Friedman moved, seconded by Commissioner Stephens and carried by a vote of 3-0 to approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Tina O'Brien dba Mermaid Gallery for the premises located at 1575 Spinnaker Drive #107B consisting of a total of 656 square feet for a three (3) year term with a two (2) year option.

B) Approval of New Retail Lease Agreement for Harbor Village Gallery & Gifts

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Harbor Village Gallery & Gifts for the premises located at 1559 Spinnaker Drive #106 consisting of a total of 773 square feet for a two (2) year term.

ACTION: Commissioner Friedman moved, seconded by Commissioner Stephens and carried by a vote of 3-0 to approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Harbor Village Gallery & Gifts for the premises located at 1559 Spinnaker Drive #106 consisting of a total of 773 square feet for a two (2) year term.

C) Approval of Out of Town Travel Request

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the out of town travel request for Marketing Manager, Jennifer Talt-Lundin.

ACTION: Commissioner Friedman moved, seconded by Commissioner Stephens and carried by a vote of 3-0 to approve the out of town travel request for Marketing Manager, Jennifer Talt-Lundin.

D) Approval of Third Amendment to Pre-Option Agreement for Parcels 5 and 8 Development

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the Third Amendment to Pre-Option Agreement between the Ventura Port District and H. Parker Hospitality for the development of Parcels 5 and 8.

ACTION: Commissioner Friedman moved, seconded by Commissioner Stephens and carried by a vote of 3-0 to approve the Third Amendment to Pre-Option Agreement between the Ventura Port District and H. Parker Hospitality for the development of Parcels 5 and 8.

STANDARD AGENDA:

1) Update on Anchors Way Drive Modifications

Recommended Action: Informational.

That the Board of Port Commissioners receive an update from Michael Sondermann on the City approved plans for the Anchors Way Drive modifications.

ACTION: Michael Sondermann updated the Commission and public on the City approved plans for the Anchors Way Drive modifications. The Commission gave staff direction to write a letter to the City sharing with them the information that was heard from the Keys Community.

Public Comment:

Heather Quest, President of the Keys Association Board, introduced Dr. Harris who has been fighting this fight for a long time and his presentation will show that the City promised us table tops at those three intersections referred to by Mr. Sondermann and somehow they got lost in the plans. The Ventura Keys Association Board fully supports Dr. Harris' position and that is why we are all here tonight.

Dr. David Harris commented that the one fact is that no one in this room wants this process over more than him. He has been at the tip of the spear for 28 years. He gave a presentation with history of the Keys and the planning process for Beachmont with the City. He is disappointed that the City did not communicate with the Keys Association Board when changes were made.

Keith Roberts echoed Dr. Harris' sentiments. He has lived here for 18 years and has had a number of near misses on Beachmont Street. He appreciated that the elevated intersections were in the plans and now he feels the City has reneged on their deal.

Randolph Andell lives across from Dr. Harris and echoed what Keith said. He has been hit in the shoulder by a van mirror; luckily not seriously injured. There are five attorneys that live on Beachmont and all will be watching if incidents happen. He complemented Mr. Sondermann on all the necessary changes he has made and thinks the City really needs to look at what it's doing and the way it's doing it.

Jon Oliver thanked Mr. Peña and Mr. Higgins on welcoming him to the Harbor and making him feel at home. He had questions about the traffic in and out of the Keys and what was going to be done with the dry storage lot.

Orestis Simos, Rhumb Line Restaurant, commented that his main concern is signage and that the public knows they are still open and the time period for construction. He thanked Mr. Sondermann for making the cut off point past their driveway, which is important to them and the other businesses in that location.

Heather Donnell, Office Manager for the Ventura Harbor Marina and Yacht Yard wants to make sure that during construction the businesses can operate in full. There are 95 plus trailer boat customers that want to be able to go in and out at any time of day. They also have tractor trailer rigs coming to pick up 80 foot boats and I need to know if they can be loaded with the extra median being added.

Sam Sadove, Ventura Harbor Marina and Yacht Yard, commented that the first owner of his parcel is the one who requested the turn around, which he doesn't think is a good idea. He clarified with Mr. Sondermann that the construction is being done past the entrance to his property, but will close all entry ability from the Keys to come into the Harbor.

Kim Prillhart, Beachmont resident and Director for County Planning, thanked Mr. Sondermann for working with the residents and hopes Mr. Lambert will take everyone's comments back to City Public Works.

Gary Semolich has been a dry storage tenant since 1994 and would like to get on the list to return. Mr. Semolich has a general engineering license A and B and says it's a simple process to put the elevated intersections in now. It's a plan change your civil engineer can make; pretty easy for them to fix at this point.

Liz Augusta clarified with respect to the meeting that was held with the Ventura Keys Association back in February that she was the one that invited Brad Starr to come to that meeting to speak. She is on the Ventura Keys Board and at no time did he tell them that the plans he presented were different than what we agreed to. so the assertion that this was an approval by our Board and members of the Keys is inaccurate and just wanted to make that clear. Also stated that she has tried to contact Mr. Starr herself asking for an update or any changes and she has gotten no response.

Peter Kallik submitted a written comment that states, "Regarding the speed tables that were agreed upon in order for the development to be approved: We should keep them as agreed and the Keys and general public should be apprised of all new proposals."

Toni Andell submitted a written comment that states, "The speed tables that were in the original plan should remain. The City and Port District should better inform the Keys and general public with regard to what is proposed."

2) Examination of the Fish Pier Concrete Cores

Recommended Action: Informational.

That the Board of Port Commissioners receive a report from Jon Moore with Noble Consultants on the condition of the Fish Pier.

ACTION: Jon Moore with Noble Consultants gave a report to the Commission on the condition of the Fish Pier.

3) Approval of Brandis Tallman LLC Agreement

Recommended Action: Voice Vote.

That the Board of Port Commissioners authorize the General Manager to enter into an agreement for placement agent services with Brandis Tallman LLC for the purpose of financing the demolition and new construction of the Ventura Harbor Village Marina docks C, D, G and H.

ACTION: Commissioner Stephens moved, seconded by Commissioner Friedman and carried by a vote of 3-0 to authorize the General Manager to enter into an agreement for placement agent services with Brandis Tallman LLC for the purpose of financing the demolition and new construction of the Ventura Harbor Village Marina docks C, D, G and H.

4) Rescind Resolution No. 3349 and Adopt Resolution No. 3350 Approving the MOU/CBA with Teamsters 186 Representing the Port District Courtesy Patrol Unit

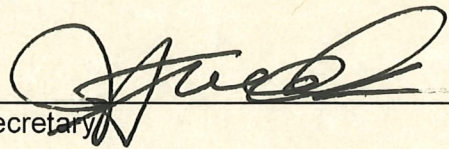
Recommended Action: Roll Call Vote.

That the Board of Port Commissioners rescind Resolution No. 3349 and adopt Resolution No. 3350, approving the Memorandum of Understanding Collective Bargaining Agreement between the Ventura Port District and the International Brotherhood of Teamsters Local Union No. 186, representing all regular full-time employees classified as the Port District Courtesy Patrol.

ACTION: Commissioner Friedman moved, seconded by Commissioner Stephens and carried by a vote of 3-0 to rescind Resolution No. 3349 and adopt Resolution No. 3350, approving the Memorandum of Understanding Collective Bargaining Agreement between the Ventura Port District and the International Brotherhood of Teamsters Local Union No. 186, representing all regular full-time employees classified as the Port District Courtesy Patrol.

AGENDA PLANNING GUIDE AND REQUEST FOR FUTURE AGENDA ITEMS: None.

ADJOURNMENT: The meeting was adjourned at 8:52PM.


Secretary

