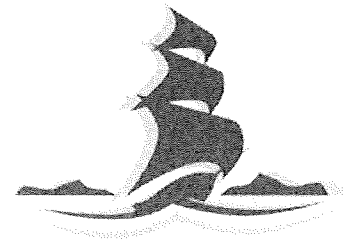


# VENTURA PORT DISTRICT

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## BOARD OF PORT COMMISSIONERS MINUTES OF MAY 15, 2019

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VENTURA  
PORT DISTRICT  
*Established 1952*

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

### **Commissioners Present:**

Chris Stephens, Chairman  
Brian Brennan, Vice Chairman  
Jean Getchell, Secretary  
Everard Ashworth

### **Commissioners Absent:**

Jackie Gardina

### **Port District Staff:**

Brian Pendleton, Deputy General Manager  
Oscar Peña, Business Operations Manager  
John Higgins, Harbormaster  
Joe Gonzalez, Facilities Manager  
Gloria Adkins, Accounting Manager  
Robin Baer, Property Manager  
Dave Werneburg, Marina Manager  
Jennifer Talt-Lundin, Marketing Manager  
Richard Parsons, Consultant  
Jessica Rauch, Clerk of the Board

### **Legal Counsel:**

Timothy Gosney  
Collin Spillman

## **AGENDA**

**CALL TO ORDER:** By Chairman Stephens at 7:06PM.

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

**ROLL CALL:** Commissioner Gardina was absent.

### **ADOPTION OF AGENDA**

**ACTON:** Commissioner Ashworth moved, seconded by Commissioner Getchell and carried by a vote of 4-0 to adopt the May 15, 2019 agenda.

## **APPROVAL OF MINUTES**

The Minutes of the April 18, 2019 Special Meeting and May 1, 2019 Regular Meeting were considered as follows:

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Ashworth and carried by a vote of 4-0 to approve the April 18, 2019 Special Meeting and May 1, 2019 Regular Meeting Minutes.

**PUBLIC COMMUNICATIONS:** Sam Sadove, owner of Ventura Harbor Marine Associates, LLC, appreciated the efforts to get signage around the road construction. The signs have made impact and the restaurant did get some recovery over the Mother's Day weekend. Large trucks are still having problems and the contractor is allowing the asphalt trucks to use the lot as a turn around, which could damage the new paving. Sarah Otterstrom from Paso Pacifico announced that Ventura's World Ocean's Day Celebration will be on Friday, June 7<sup>th</sup>.

**CLOSED SESSION REPORT:** Mr. Gosney stated that the Board met in closed session; discussed and reviewed all items on the 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 Getchell reported that she emailed tenants about the Clean Power Alliance item on the agenda.

**DEPARTMENTAL AND DEPUTY GENERAL MANAGERS REPORTS:** Mr. Parsons updated the Board on the dredging budget for 2020 and the Dock Replacement project.

**LEGAL COUNSEL REPORT:** Mr. Gosney reported that he has been provided a signed copy of the Agreement for the Ventura Harbor Boatyard Assignment of Lease and legal staff is currently in the process of reviewing the documentation.

## **STANDARD AGENDA:**

### **1) General Manager Employment Agreement**

Recommended Action: Voice Vote.

That the Board of Port Commissioners, at their discretion, discuss and take appropriate action on a General Manager Employment Agreement between the Ventura Port District and Brian Pendleton.

Public Comment: Vikki Brock urged the Commission to do the right thing, follow the policies and procedures and heed what tenants and the public has said and go out for an open recruitment.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Ashworth and carried by a vote of 4-0 (Gardina Absent) to approve the General Manager Employment Agreement between the Ventura Port District and Brian Pendleton.

### **2) Electrical Energy Service Provision Alternatives**

Recommended Action: Voice Vote.

That the Board of Port Commissioners select one of the following choices for electrical energy service provision:

- 1) Stay with the City of Ventura default enrollment under the Clean Power Alliance (CPA) green power rate (100% renewable energy) for Port District electrical service accounts OR choose either the clean power rate (50% renewable energy) or lean power rate (36% renewable energy); or

- 2) Opt out of the CPA and retain Southern California Edison as the Port District's sole energy provider.

**ACTION:** Karen Schmidt, Regional Affairs Manager, gave the Board a presentation on the Clean Power Alliance.

Public Comment: Michael Wagner, owner of Andria's Seafood, cannot afford to go anymore green. Sam Sadove, owner of Ventura Harbor Marine Associates, LLC, appreciated the presentation and it clarified questions he had. He suggested having direct communication with tenants so they have a clear understanding of how this program works. Commissioner Ashworth suggested that the costs associated with the program be tracked closely so that impacts to tenants were well understood and future Commission action taken if needed.

**ACTION:** Commissioner Ashworth moved, seconded by Commissioner Brennan and carried by a vote of 4-0 (Gardina absent) to Stay with the City of Ventura default enrollment under the Clean Power Alliance (CPA) green power rate (100% renewable energy) for Port District electrical service accounts.

### 3) Approval of New Lease Agreement for Coastal Marine Biolabs Integrative Biosciences Program, Inc.

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve a new Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Coastal Marine Biolabs Integrative Biosciences Program, Inc. for the premises located at 1559 Spinnaker Drive #101, consisting of a total of 1,979 square feet for a five year term.

Public Comment: Linda Santschi, Coastal Marine Biolabs, thanked the Board for their previous support for the organization. Ms. Santschi also thanked Oscar Peña for his guidance and council he gave them over their formative years. She also acknowledged Lynn Mikelatos and Zoe Taylor.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Getchell and carried by a vote of 4-0 (Gardina absent) to approve a new Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Coastal Marine Biolabs Integrative Biosciences Program, Inc. for the premises located at 1559 Spinnaker Drive #101, consisting of a total of 1,979 square feet for a five year term.

### 4) Approval of Notice of Completion for the Commercial Fish Pier Phase III Deck Repair Project

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3373:

- a) Accepting the work of Garland/DBS, Inc. for the Commercial Fish Pier Phase III Deck Repair Project; and
- b) Authorize staff to prepare and record a Notice of Completion with the Ventura County Recorder.

**ACTION:** Commissioner Brennan moved, seconded by Commissioner Getchell and carried by a vote of 4-0 (Gardina absent) to adopt Resolution No. 3373 accepting the work of Garland/DBS, Inc. for the Commercial Fish Pier Phase III Deck Repair Project; and authorizing staff to prepare and record a Notice of Completion with the Ventura County Recorder.

**5) Approval of FY2019-2020 Preliminary Budget and Five Year Capital Improvement Plan**

Recommended Action: Voice Vote.

That the Board of Port Commissioners review, discuss and approve the Fiscal Year 2019–2020 Ventura Port District Preliminary Budget and Five Year Capital Improvement Plan.

Commissioner Comments:

Commissioner Getchell: Develop an analysis of the direct economic benefits and the investment associated with the CIP items (for either final budget or Goal Setting Workshop). She also suggested bringing in a .5 FTE to help with the VSE grants. Asked if any engineering has been done on the Harbor Village sewer line replacement/repair because \$50,000 seems low.

Commissioner Ashworth: Appreciated the conservative nature of the budget. Need to increase revenues. Believes \$50,000 dedicated to tenant improvements is a proper way to set aside monies to address potential repairs/upgrades and ensure we have more flexibility to make the improvements we want to have. Asked about a Capital Improvement Plan Assessment. Need to have discipline now because we are going to be impacted in FY23-24.

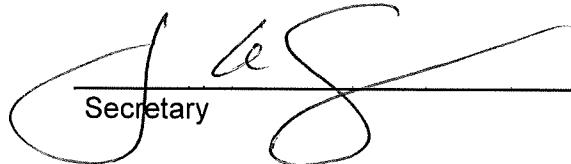
Commissioner Brennan: Agrees with Commissioners Ashworth's comments and looks forward to the goal setting workshop to help staff prioritize capital expenses. Wondered if we could look at a more stabilized dune system rather than a block wall.

Commissioner Stephens: Suggested keeping the signage and awnings project on a schedule that is closely aligned with the painting project, instead of over 3 year period. Once we have the City approval and can see where we are with the paint project budget staff can recommend a firmer schedule. Asked about the Trolley.

**ACTION:** Commissioner Ashworth moved, seconded by Commissioner Brennan and carried by a vote of 4-0 (Gardina absent) to approve the Fiscal Year 2019–2020 Ventura Port District Preliminary Budget and Five Year Capital Improvement Plan.

**REQUEST FOR FUTURE AGENDA ITEMS:** Chairman Stephens announced that there will be a VSE Update presentation scheduled for July 17<sup>th</sup> and the Goal Setting Workshop is scheduled for Saturday, September 15<sup>th</sup>. He also announced that the June 5<sup>th</sup> Commission meeting will be cancelled due to a conflict with the City's Design Review Committee meeting, which will have the Village's painting and signage project on the agenda. Chairman Stephens would also like an item on the next agenda that discusses restructuring the agenda to include closed session public comment.

**ADJOURNMENT:** The meeting was adjourned at 9:10PM.

  
Secretary