

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF APRIL 7, 2021



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Chairman Chris Stephens at 6:00PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

ROLL CALL:

Commissioners Present:

Chris Stephens, Chairman
Michael Blumenberg, Vice Chairman
Brian Brennan, Secretary via teleconference
Jackie Gardina via teleconference
Everard Ashworth via teleconference

Commissioners Absent:

None.

Port District Staff:

Brian Pendleton, General Manager
Todd Mitchell, Business Operations Manager
Jessica Rauch, Clerk of the Board

Legal Counsel:

Andy Turner via teleconference
David Yoshida via teleconference

PUBLIC COMMUNICATIONS: None.

CONVENED TO CLOSED SESSION AT 6:03PM.

ADJOURNMENT: Closed Session was adjourned at 6:55PM.

OPEN SESSION

ADMINISTRATIVE AGENDA:

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Open Session Meeting was called to order by Chairman Chris Stephens at 7:00PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom Meeting.

PLEDGE OF ALLEGIANCE: By Vice-Chairman Blumenberg.

ROLL CALL:

Commissioners Present:

Chris Stephens, Chairman
Michael Blumenberg, Vice Chairman
Brian Brennan, Secretary via teleconference
Jackie Gardina via teleconference
Everard Ashworth via teleconference

Commissioners Absent:

None.

Port District Staff:

Brian Pendleton, General Manager
Todd Mitchell, Business Operations Manager
Jessica Rauch, Clerk of the Board
John Higgins, Harbormaster via teleconference
Joe Gonzalez, Capital Improvements Manager via teleconference
Gloria Adkins, Accounting Manager via teleconference

Legal Counsel:

Andy Turner via teleconference

ADOPTION OF AGENDA

ACTION: Commissioner Brennan moved to adopt the April 7, 2021 agenda.

Commissioner Gardina seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg

NOES: None.

Motion carried 5-0.

APPROVAL OF MINUTES

The Minutes of the March 17, 2021 Regular Meeting were considered as follows:

ACTION: Commissioner Gardina moved to approve the minutes of the March 17, 2021 Regular Meeting as revised:

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Standard Item 3) Ventura Shellfish Enterprise Next Steps

PUBLIC COMMENT: Linda Krop, Chief Counsel for the Environmental Defense Center ~~agrees with staff's recommendations.~~ stated that she is in support of 1) the staff recommendation to withdraw applications for the VSE project; 2) the continued stakeholder outreach and meetings; and 3) continued conversations with state agencies. Sam Sadove stated that he has supported the concept of the shellfish project and also supports staff recommendations. However, there continues to a number of issues that include 1) NOAA not having jurisdiction over

aquaculture, 2) the LAFCo issue and 3) recouping of costs. Rae Fuhrman, CEO and Founder of Stingray Sensing is working to develop a low-cost monitoring system for bivalve and seaweed farms, which may help in aquaculture permitting. Closed at 7:57PM.

Commissioner Brennan seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

PUBLIC COMMUNICATIONS: Lynn Mikelatos, owner of the Greek & Margarita Villa is concerned about the money still being spent on the VSE project.

CLOSED SESSION REPORT: Mr. Turner stated that the Board met in closed session; discussed and reviewed all items on the closed session agenda. The Board gave direction to staff as how to proceed. No action was taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: Vice-Chairman Blumenberg took a tour of the Harbortown Point Timeshare last Friday.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton gave an update on the Ventura Isle Marina dock replacement and Fisherman's Storage projects.

LEGAL COUNSEL REPORT: None.

CONSENT AGENDA:

A) Termination of Current Office Lease Agreement with Annette Cortez dba idobooks4u
Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve a termination of an Office Lease Agreement, dated August 1, 2019, between the Ventura Port District dba Ventura Harbor Village and Annette Cortez dba idobooks4u for the premises located at 1583 Spinnaker Drive #212, consisting of approximately 374 square feet.

PUBLIC COMMENT: None.

ACTION: Commissioner Brennan moved to approve a termination of an Office Lease Agreement, dated August 1, 2019, between the Ventura Port District dba Ventura Harbor Village and Annette Cortez dba idobooks4u for the premises located at 1583 Spinnaker Drive #212, consisting of approximately 374 square feet.

Vice-Chairman Blumenberg seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

B) Approval of New Office Lease Agreement for Randy Patrick dba Mindful Wealth Planners LLC

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve a new Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Randy Patrick dba Mindful Wealth Planners LLC for space located at 1583 Spinnaker Drive #212 consisting of approximately 374 square feet for a four (4) year term with two (2) options each for two (2) additional years.

PUBLIC COMMENT: None.

ACTION: Commissioner Brennan moved to approve a new Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Randy Patrick dba Mindful Wealth Planners LLC for space located at 1583 Spinnaker Drive #212 consisting of approximately 374 square feet for a four (4) year term with two (2) options each for two (2) additional years.

Vice-Chairman Blumenberg seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

STANDARD AGENDA:

1) Adoption of Resolution No. 3411 Extending Thanks and Gratitude to Manson Construction Company

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3411 extending thanks and gratitude to Manson Construction Company for their responsiveness and timely work of the inner harbor dredging.

Report by Brian D. Pendleton, General Manager.

PUBLIC COMMENT: Lynn Mikelatos, owner of The Greek and Margarita Villa asked if the inner harbor dredging work costs is split between the City and Port District. Mr. Pendleton responded that there is cost sharing between the City and Port District. Closed at 7:16PM.

ACTION: Commissioner Ashworth moved to adopt Resolution No. 3411 extending thanks and gratitude to Manson Construction Company for their responsiveness and timely work of the inner harbor dredging.

Vice-Chairman Blumenberg seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

2) Approval of First Amendment to a Professional Services Agreement with Rincon Consultants, Inc. for Dredging Support Services

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve the First Amendment to a Professional Services Agreement with Rincon Consultants, Inc. in the amount of \$25,000 for maintenance dredging environmental consulting and monitoring services.

Report by Todd Mitchell, Business Operations Manager.

PUBLIC COMMENT: Lynn Mikelatos, owner of The Greek and Margarita Villa asked if Richard Parsons is still managing dredging. Chairman Stephens responded that he left last year. Closed at 7:21PM.

ACTION: Commissioner Brennan moved to approve the First Amendment to a Professional Services Agreement with Rincon Consultants, Inc. in the amount of \$25,000 for maintenance dredging environmental consulting and monitoring services.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

3) Approval of First Amendment to a Professional Services Agreement with Dudek for Environmental and Administrative Support Consulting Services related to the Ventura Shellfish Enterprise Project

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve the First Amendment to a Professional Services Agreement with Dudek in the additional amount of \$30,000 for FY20-21 in support of the 2018 CA Sea Grant tasks and implementation of Board direction on March 17, 2021 associated with the Ventura Shellfish Enterprise project.

Report by Brian D. Pendleton, General Manager.

PUBLIC COMMENT: Lynn Mikelatos, owner of The Greek and Margarita Villa asked what the possibility of this project landing in Ventura and how much of the grant funding has been spent. Michael Wagner, owner of Andria's Seafood, disagreed with spending these funds. Closed at 7:31PM.

ACTION: Commissioner Ashworth moved to approve the First Amendment to a Professional Services Agreement with Dudek in the additional amount of \$30,000 for FY20-21 in support of the 2018 CA Sea Grant tasks and implementation of Board direction on March 17, 2021 associated with the Ventura Shellfish Enterprise project.

Commissioner Brennan seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

4) Approval of First Amendment to a Professional Services Agreement with K&L Gates for Legal Consulting Services related to the Ventura Shellfish Enterprise Project

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve the First Amendment to a Professional Services Agreement with K&L Gates LLP in the additional amount of \$35,000 for FY2020-2021 in support of the 2018 CA Sea Grant tasks and implementation of Board direction on March 17, 2021 associated with the Ventura Shellfish Enterprise project.
Report by Brian D. Pendleton, General Manager.

PUBLIC COMMENT: None. Closed at 7:44PM.

ACTION: Vice-Chairman Blumenberg moved to approve the First Amendment to a Professional Services Agreement with K&L Gates LLP in the additional amount of \$35,000 for FY2020-2021 in support of the 2018 CA Sea Grant tasks and implementation of Board direction on March 17, 2021 associated with the Ventura Shellfish Enterprise project.

Commissioner Brennan seconded. The vote was as follows:

AYES: Commissioner Stephens, Brennan, Gardina, Ashworth, Blumenberg
NOES: None.

Motion carried 5-0.

5) Ventura Port District Operations Update as it Relates to COVID-19

Recommended Action: Informational. (Verbal Report)

That the Board of Port Commissioners receive an update on:

- a) The COVID-19 Ventura Harbor Rental Abatement and Deferment Program; and,
- b) Status of Ventura Port District operations.

Report by Brian D. Pendleton, General Manager.

PUBLIC COMMENT: None.

ACTION: The Board of Port Commissioners received an update on COVID-19 related items.

ADJOURNMENT: The meeting was adjourned at 7:52PM.

The next meeting is Wednesday, April 21, 2021.



Brian Brennan, Secretary