

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF OCTOBER 6, 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
Everard Ashworth via teleconference

Commissioners Absent:

Jackie Gardina

Port District Staff:

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

Legal Counsel:

Andy Turner via teleconference

City of Ventura Liaisons

Deputy Mayor Joe Schroeder, City Council Liaison – Absent
Michael Coon, Administrative Liaison – Absent

Number of interested persons: 2

PUBLIC COMMUNICATIONS: John and Tom Conway, owners of Deep Sea Wines thanked the Board for considering their Lease Amendment. Closed at 6:03PM.

CONVENED TO CLOSED SESSION AT 6:04PM.

ADJOURNMENT: Closed Session was adjourned at 6:30PM.

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 General Manager, Brian D. Pendleton.

ROLL CALL:

Commissioners Present:

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

Commissioners Absent:

Jackie Gardina

Port District Staff:

Brian Pendleton, General Manager via teleconference
Todd Mitchell, Business Operations Manager
Jessica Rauch, Clerk of the Board
Jessica Snipas, Business Operations Analyst via teleconference
John Higgins, Harbormaster via teleconference
Dave Werneburg, Marina Manager via teleconference
Joe Gonzalez, Capital Projects Manager via teleconference
Pat Hummer, Senior Harbor Patrol via teleconference

Legal Counsel:

Andy Turner via teleconference

City of Ventura Liaisons

Deputy Mayor Joe Schroeder, City Council Liaison – Present
Michael Coon, Administrative Liaison – Absent

Number of interested persons: 7

ADOPTION OF AGENDA

ACTION: Vice-Chairman Blumenberg moved to adopt the October 6, 2021 agenda.

Commissioner Brennan seconded. The vote was as follows:

AYES: Commissioners Stephens, Blumenberg, Brennan, Ashworth

NOES: None

ABSENT: Commissioner Gardina

Motion carried 4-0.

APPROVAL OF MINUTES

The Minutes of the September 15, 2021 Regular Meeting were considered as follows:

ACTION: Commissioner Brennan moved to approve the minutes of the September 15, 2021 Regular Meeting with revisions to the roll call votes to include Commissioner Ashworth.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Stephens, Blumenberg, Brennan, Ashworth
NOES: None
ABSENT: Commissioner Gardina

Motion carried 4-0.

PUBLIC COMMUNICATIONS: None.

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

BOARD COMMUNICATIONS: Chairman Stephens reported that he met with Michael Wagner, owner of Andria's.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton announced the VC Reporter's Best of Winners. Ms. Rauch gave an update on the December 4th workshop.

CONSENT AGENDA:

A) Approval of Amendment No. 3 to Brophy Bros. Restaurant & Clam Bar Restaurant Lease Agreement

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve Amendment No. 3 to the Restaurant Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Brophy and Sons, Inc. dba Brophy Bros. Restaurant & Clam Bar, as it relates to the planned opening of On The Alley at 1559 Spinnaker Drive Suite #100.

Public Comment: None. Closed at 7:09PM.

ACTION: Commissioner Brennan moved to approve Amendment No. 3 to the Restaurant Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Brophy and Sons, Inc. dba Brophy Bros. Restaurant & Clam Bar, as it relates to the planned opening of On The Alley at 1559 Spinnaker Drive Suite #100.

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

AYES: Commissioners Stephens, Blumenberg, Brennan, Ashworth

NOES: None
ABSENT: Commissioner Gardina

Motion carried 4-0.

B) Approval of Amendment No. 6 to the Parcel 20 Master Lease Agreement

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve Amendment No. 6 to the Master Lease Agreement for Parcel 20 between the Ventura Port District dba Ventura Harbor Village and Derektor Marine Holdings, LLC. located at 1404 through 1644 Anchors Way Drive.

Public Comment: None. Closed at 7:09PM.

ACTION: Commissioner Brennan moved to approve Amendment No. 6 to the Master Lease Agreement for Parcel 20 between the Ventura Port District dba Ventura Harbor Village and Derektor Marine Holdings, LLC. located at 1404 through 1644 Anchors Way Drive.

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

AYES: Commissioners Stephens, Blumenberg, Brennan, Ashworth

NOES: None

ABSENT: Commissioner Gardina

Motion carried 4-0.

STANDARD AGENDA:

1) Adoption of Resolution No. 3429 Permitting the Board of Port Commissioners to Conduct Remote Teleconference Meetings Pursuant to AB 361

Recommended Action: Roll Call vote.

That the Board of Port Commissioners adopt Resolution No. 3429:

- a) Proclaiming a local emergency still exists;
- b) Ratifying the proclamation of a state of emergency by Governor Gavin Newsom; and
- c) Authorizing remote teleconference meetings of the Legislative Bodies of the Ventura Port District for the Period of October 6, 2021 through November 5, 2021 pursuant to Brown Act provisions.

Report by Jessica Rauch, Clerk of the Board.

Public Comment: None. Closed at 7:14PM.

ACTION: Commissioner Brennan moved to adopt Resolution No. 3429:

- a) Proclaiming a local emergency still exists;
- b) Ratifying the proclamation of a state of emergency by Governor Gavin Newsom; and
- c) Authorizing remote teleconference meetings of the Legislative Bodies of the Ventura Port District for the Period of October 6, 2021 through November 5, 2021 pursuant to Brown Act provisions.

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

AYES: Commissioners Stephens, Blumenberg, Brennan, Ashworth
NOES: None
ABSENT: Commissioner Gardina

Motion carried 4-0.

2) Ventura Harbor Summer 2021 Traffic and Parking Surveys

Recommended Action: Informational.

That the Board of Port Commissioners receive an informational report prepared by Associated Transportation Engineers regarding the Ventura Harbor Summer 2021 Traffic and Parking Surveys.

Report by Brian D. Pendleton, General Manager and Scott Schell, Associated Transportation Engineers.

Public Comment: Leonora Valvo, owner of Derecktor Ventura spoke about the serious parking constraints Parcel 20 has and suggested moving trailers from the launch ramp to the 19A parking lot so people have a short-term parking area.

ACTION: The Board of Port Commissioners received a report regarding the Ventura Harbor Summer 2021 traffic and parking surveys.

3) Award of Contract for 1567 Spinnaker Drive Buildings B and C Reroofing Project

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners award the 1567 Spinnaker Drive Buildings B and C Reroofing Project to Garland/DBS, Inc. in the amount of \$358,976.

Report by Todd Mitchell, Business Operations Manager.

Public Comment: None. Closed at 8:17PM.

ACTION: Vice-Chairman Blumenberg moved to award the 1567 Spinnaker Drive Buildings B and C Reroofing Project to Garland/DBS, Inc. in the amount of \$358,976.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Stephens, Blumenberg, Brennan, Ashworth
NOES: None
ABSENT: Commissioner Gardina

Motion carried 4-0.

4) 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. Closed at 8:29PM.

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

ADJOURNMENT: The meeting was adjourned at 8:30PM.

The next meeting is Wednesday, October 20, 2021.

A handwritten signature in black ink, appearing to read "Brian Brennan", written over a horizontal line.

Brian Brennan, Secretary