



BOARD OF PORT COMMISSIONERS MEETING DECEMBER 15, 2021

Ventura Harbor
HOME OF THE CHANNEL ISLANDS NATIONAL PARK

- Call to Order
- Roll Call

CLOSED SESSION AGENDA

PUBLIC COMMUNICATION CLOSED SESSION AGENDA ITEMS ON TODAY'S AGENDA

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TimeUp Reminder (Optional):

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- Call to Order
- Pledge of Allegiance
- Roll Call

ADMIN AGENDA

ADMIN AGENDA

**Adoption of the
December 15, 2021 Agenda**

**Approval of the Minutes of
the November 17, 2021
Regular Meeting**

PUBLIC COMMUNICATION ADMIN AGENDA

ITEMS NOT ON TODAY'S AGENDA

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- Closed Session Report
- Board Communications
- Staff and General Manager Reports

ADMIN AGENDA

CONSENT AGENDA

A) Annual Reserve Policy Review

B) Annual Investment Policy Review

C) Consideration of Claim by Malihe Kharasani Noury

PUBLIC COMMUNICATION CONSENT AGENDA

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**Presentation on the Completion of the Ventura
Marina Mobile Home Park Modernization Plan**

RECOMMENDATION

The Board of Port Commissioners receive a presentation on the completion of the Ventura Marina Mobile Home Park Modernization Plan.

**STANDARD
AGENDA
ITEM
1**

**Report by:
Brian D. Pendleton, General Manager**

Ventura Marina Mobile Home Park

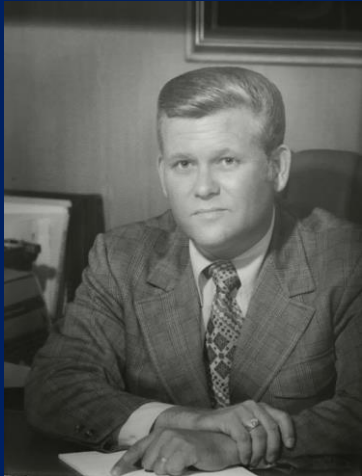
Completion of Lease Required Modernization Upgrades



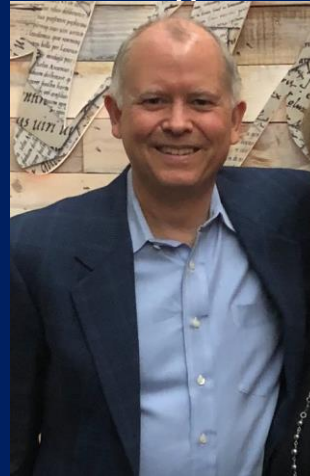
About Us:

THREE GENERATIONS FAMILY BUSINESS

Wayne & Norma
Peterson



Family Owned since 1985
Eric Peterson -
Manager



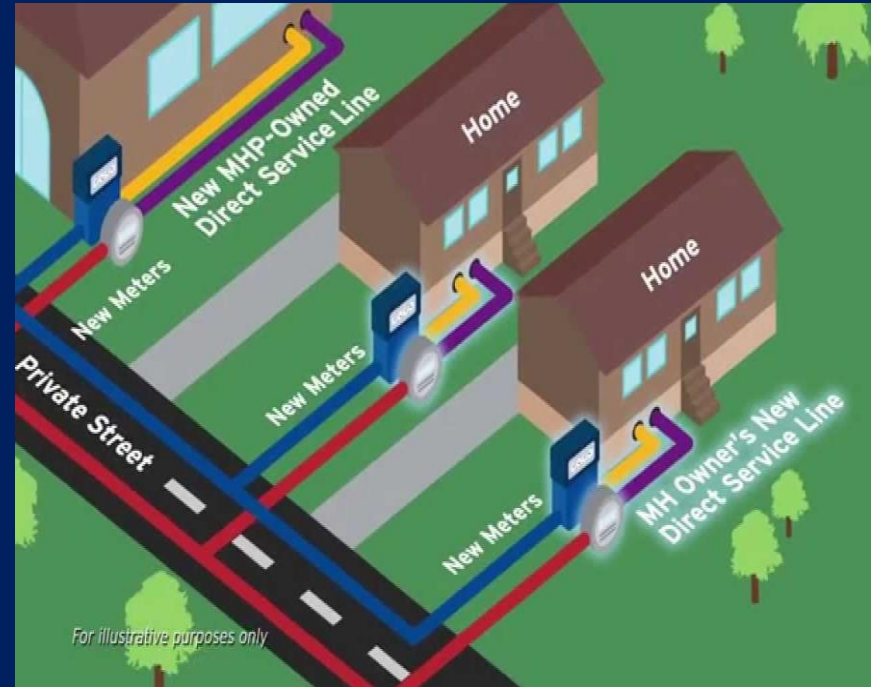
Ryan T. Peterson



PORT DISTRICT REQUIRED MODERNIZATION UPGRADES TO THE PARK

Electrical Upgrade Specifics

- Provides 100Amp Service to all our Tenants.
- Expand the Useful Life of the Electrical System 35-40 Years.
- Tenants can now install HVAC systems and charge their electric vehicles.



Electrical Upgrades: In Progress



Completed Electrical Upgrades

New Main 1,600 Amp & 600 Amp Switchboards



Newly Bored 2.5" PVC Conduit



Completed Electrical Upgrades:
New Sub Transformers



Asphalt Upgrade Specifics

- Complete Re-Pavement of all the Streets in the Park.
- Forti-Fi, a fiber-based additive, included to increase the Street's Useful Life by 50% or 25 Years.



2537 Rubidoux Boulevard
Jurupa Valley, CA 92509
Phone: 951-248-1103
Fax: 951-248-1106
Lic # 8784618

BUDGET BID/CONTRACT

DATE:	4/26/2021	QUOTE #:	921
BID EXPIRES:	5/27/2021	ESTIMATOR	Jordan Masterson
COMPANY:	Eric Peterson	PROJECT:	Venture Marina MHP
CONTACT:	Eric Peterson	ADDRESS:	1215 Anchors Way Ventura CA
ADDRESS:	0		
	0		
Email:	Epeterson2@socal.ir.com	Phone #:	714 335 7310
We hereby propose to furnish all labor, material, equipment and supervision necessary to complete the following:			

REMOVE and REPLACE: 400 SF (1 Areas)

1. Saw cut remove approx. 400 sq. ft. of broken and unstable and uprooted asphalt to a depth of 4" and haul to recycling processor. Proof roll sub grade.
2. Install 4" of new hot asphalt to approx. 400 sq. ft. roll and compact.
3. Remove existing wheelstops and stockpile re-use. (Wheelstops that break amber replaced for \$45 each)

FORTA-FI ASPHALT OVERLAY: 338,200 SF (8 Moves)

4. Grind (cold mill) approx. 338,200 sq. ft. of existing asphalt to a 2" depth to obtain proper height elevation for new asphalt overlay.
5. Clean and apply trackless tack coat to prepare for overlay.
6. Machine pave approx. 338,200 sq. ft. of existing asphalt with an average of 2" of hot, Forta-Fireinforced asphalt, roll and compact.
7. Restripe and re-stencil back to original layout, reset all salvageable concrete wheel stops.
8. Install (50) speed humps to match existing at same locations.

Cost: \$835,739.00

CARSTOPS

1. Furnish and Install (25) 4' carstops with pins

Cost: \$1,500.00

STRIPING:

1. Restripe parking stalls and re-stencil back to original layout. **Note: Includes speed humps.**

Cost: \$6,835.00

OPTION:

1. Adjust 9 valves and 3 manholes to new surface elevation. Cost: \$6,551.00 SR Initial

Acceptance of Proposal/Contract "Exhibit A" Must Also Be Signed

Accepted By: [Signature] Print Name: Eric Peterson

Date: 05/25/21 PO # (if Any): _____

Asphalt Upgrades: Before Pictures



Asphalt Upgrades: After Pictures



Asphalt Upgrades: After Pictures



Asphalt Upgrades: After Pictures



Spectrum Cable & Internet Installation

***Not Port District required, but completed at the same time**

- Provides 200mbs/sec Download Internet Speed for all our Tenants.
- Provides 450+ TV Channels for all our Tenants.
- Tenants who sign up are saving approx. \$75/month in Cable & Internet bills.
- Installed at no cost to our Tenants



**THANK YOU
FOR YOUR TIME AND LEADERSHIP**

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 1

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TimeUp Reminder (Optional):

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**Parcels 14 and 20 Development Planning Status
Report**

RECOMMENDATION

That the Board of Port Commissioners provide preliminary review and comment of the proposed development plan for Parcels 20 and 14 located at 1404 through 1644 Anchors Way Drive.

**STANDARD
AGENDA
ITEM
2**

**Report by:
Brian D. Pendleton, General Manager**

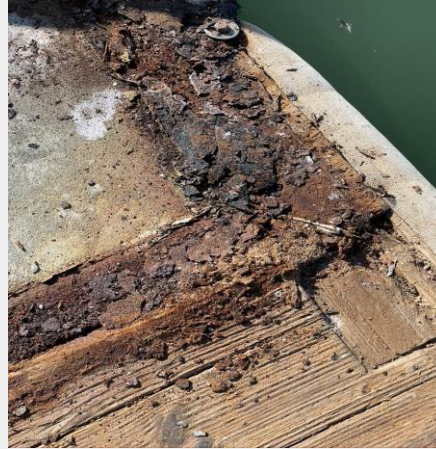
DERECKTOR MARINE HOLDINGS PARCEL 20 MASTER PLAN UPDATE

December 2021

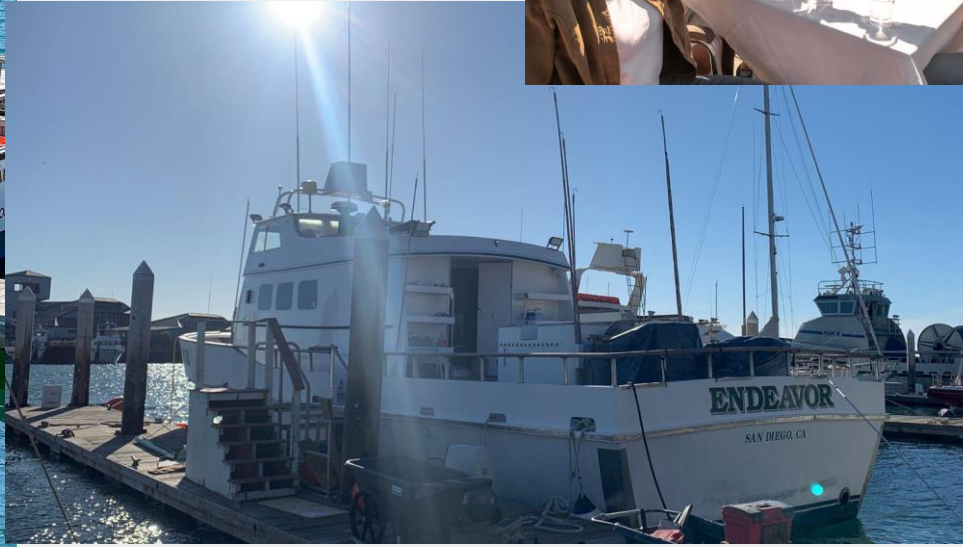
SHARED OBJECTIVE

DEVELOP PARCEL 20 INTO A VIBRANT
GATHERING PLACE THROUGH
IMPROVEMENTS, UPGRADES AND
ADDITIONS WHICH HAVE BEEN DESIGNED
AND APPROVED BY ALL STAKEHOLDERS.

THE BEGINNING



The communities Parcel 20 serves



Property of Derecktor Marine Holdings

EXISTING SITE (detail)



Parcel 20 Main Property

Landside: 1. Two Story Restaurant, 2. Sport fishing Standalone Structure, 3. Small Office, 4. Parking Lot, 5. Dry Storage, 6. Boat Yard, 7. Boatyard Office & Store

Waterside: 8. Marina, 9. Floating Office (Boat US), 10. Pier & Crane 11. Boat Haul Out

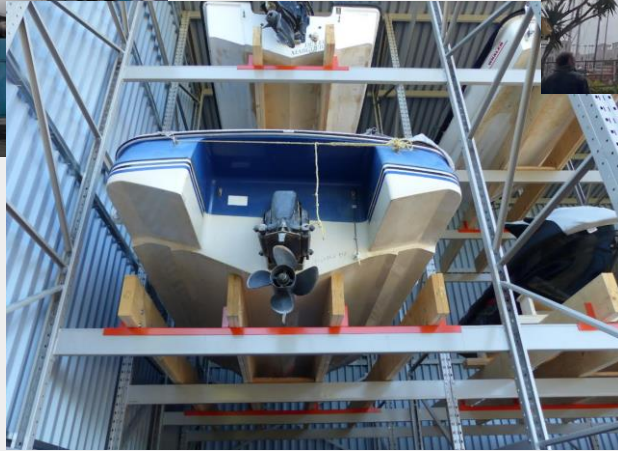
Parcel 20 Fuel Facility

Landside: 12. Fuel Pad/Pump, 13. Store & Office

Waterside: 14. Fuel Office & Pumps, 15. Slips & Bait Receivers

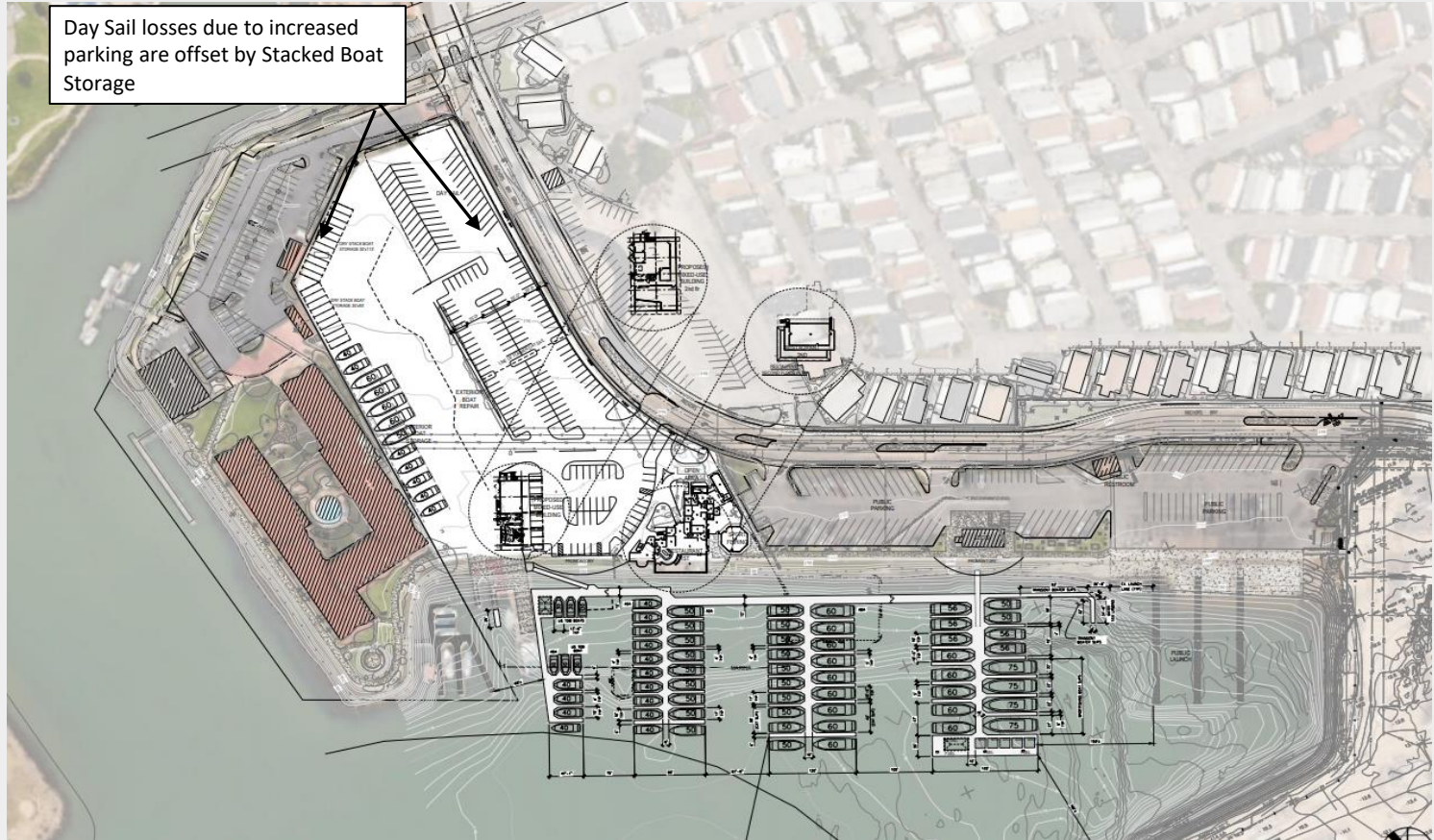
**PROPOSED SITE
IMPROVEMENTS, SUBJECT TO
PORT, CEQA AND CALIFORNIA
COASTAL COMMISSION
APPROVAL**

BOATYARD IMPROVEMENTS



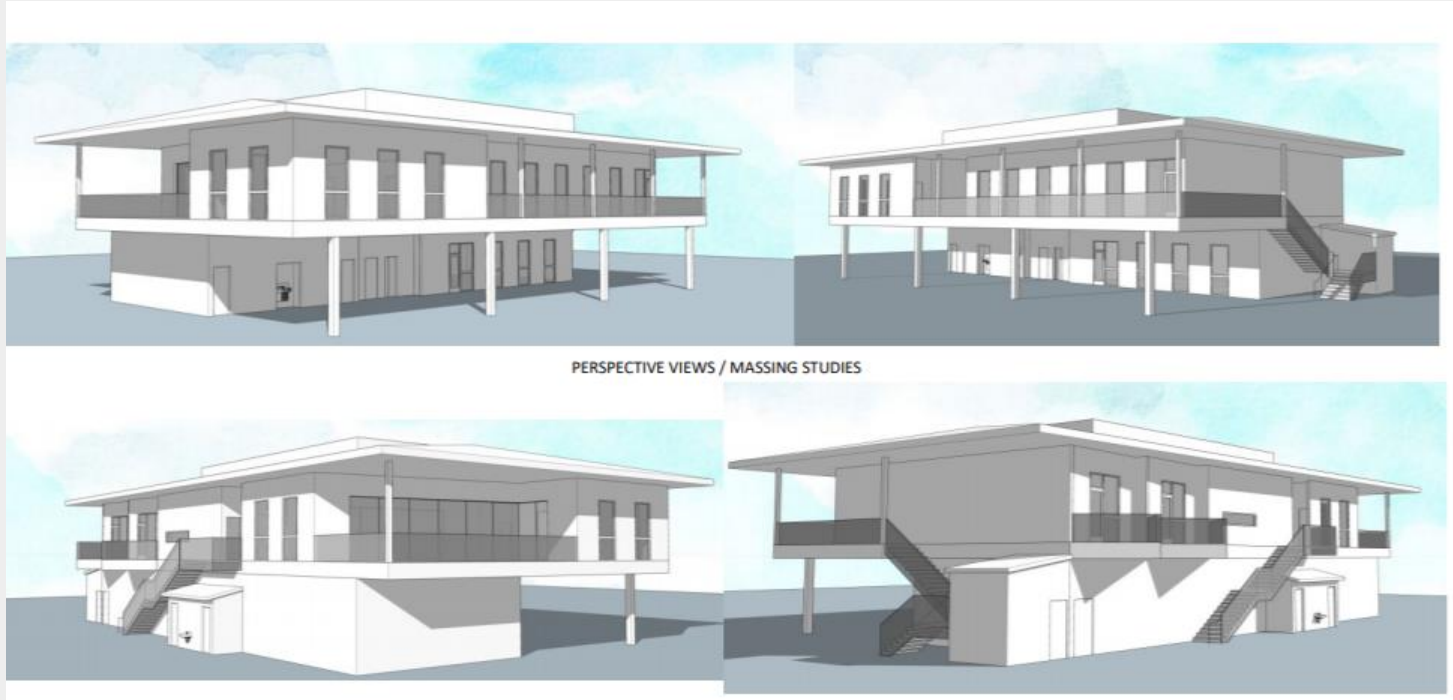
Property of Derektor Marine Holdings

MARINA IMPROVEMENTS



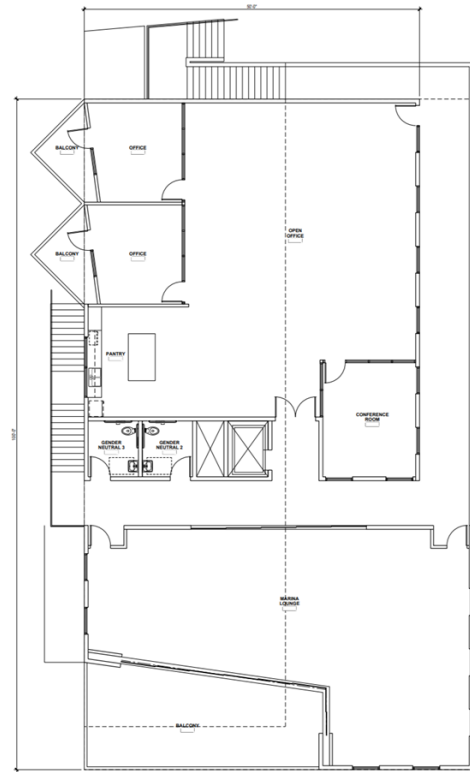
Property of Derektor Marine Holdings

MARINA SERVICES, CHANDLERY & BOATYARD OFFICE BUILDING

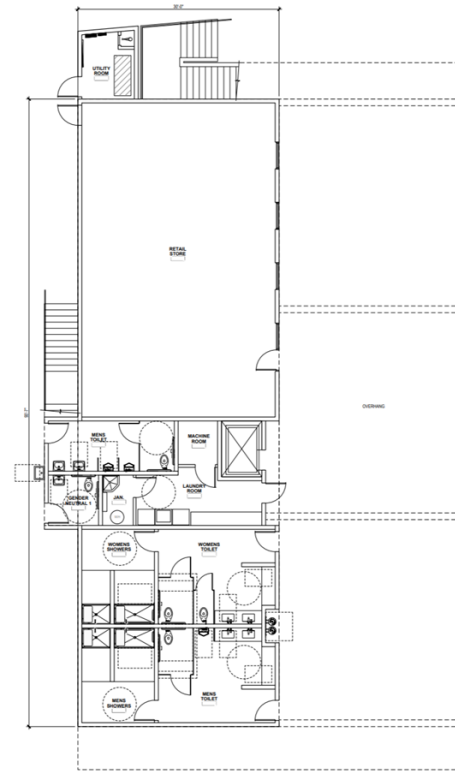


Property of Derecktor Marine Holdings

NEW BUILDING FLOOR PLAN



A2 2ND FLOOR FOOTPRINT
SCALE: 1/8" = 1'-0"



A1 1ST FLOOR FOOTPRINT
SCALE: 1/8" = 1'-0"

SERVICES & AMENITIES



Property of Derecktor Marine Holdings

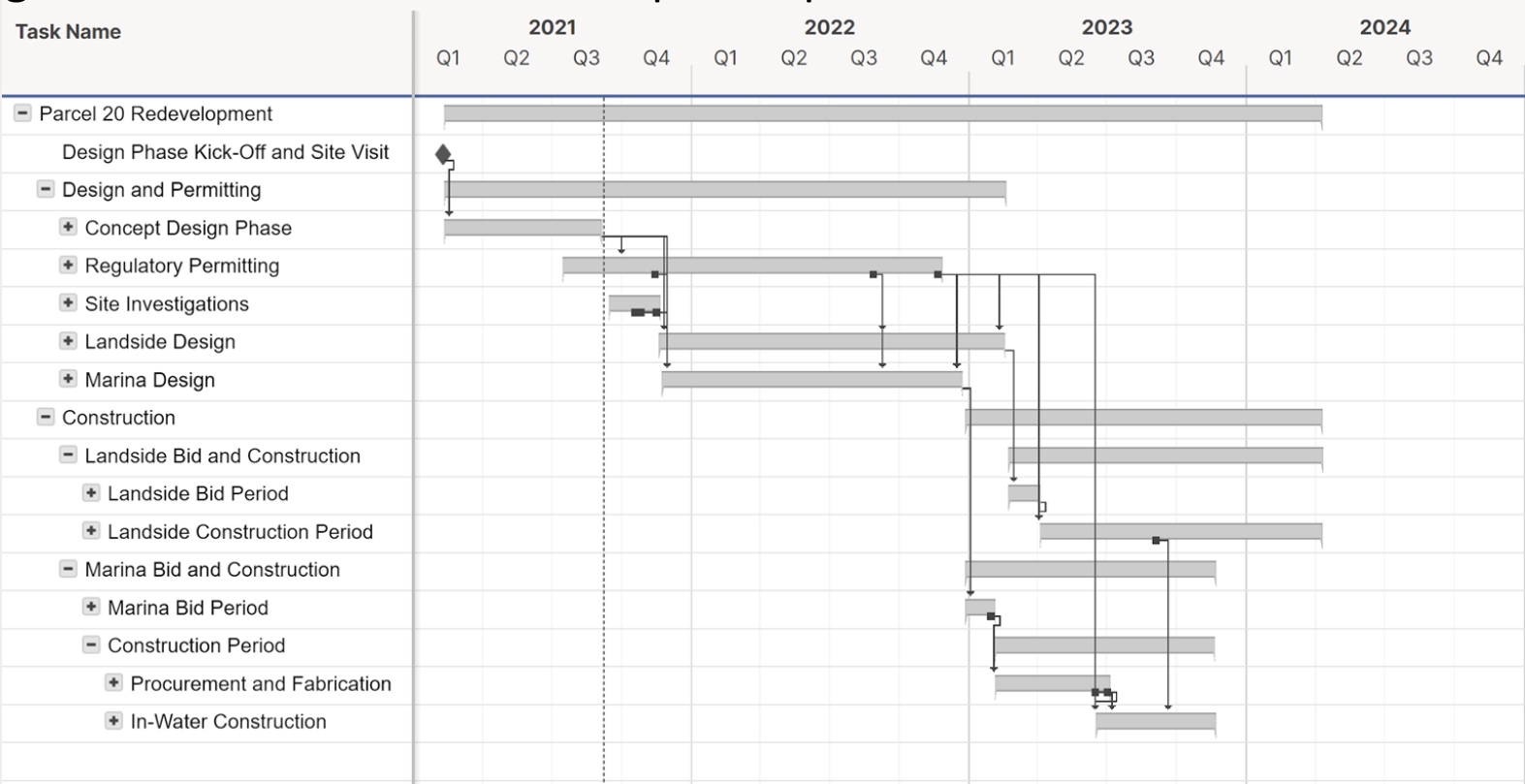
ADVANCED BOATBUILDING CENTER

The Advanced Boatbuilding Center will build on Derecktor's pedigree in renewable energy (hydrokinetic turbines etc.) and hybrid electric propulsion.



Property of Derecktor Marine Holdings

Working with a growing team of experts, Derecktor Marine Holdings has created an aggressive but achievable development plan.



PUBLIC COMMUNICATION STANDARD AGENDA ITEM 2

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Alarm

**Adoption of Resolution No. 3437 Approving
the Financial Statements and Checks for July
through September 2021**

RECOMMENDATION

That the Board of Port Commissioners adopts
Resolution No. 3437 to:

- a) Accept the following draft financial statements
for the Quarter ending September 30, 2021;
and,
- b) Review the payroll and regular checks for July
through September 2021.

**STANDARD
AGENDA
ITEM
3**

**Report by:
Gloria Adkins, Accounting Manager**

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 3

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Alarm

**Authorize the General Manager to Execute a
Funding Agreement with the State of
California, acting through the State Lands
Commission to receive \$1,060,484 allocated
from the Coronavirus State Fiscal Recovery
Fund**

RECOMMENDATION

That the Board of Port Commissioners authorize the General Manager to execute a Funding Agreement with the State of California, acting through the State Lands Commission (“SLC”) to receive \$1,060,484 as part of the State Fiscal Recovery Funds allocated from the Coronavirus State Fiscal Recovery Fund as authorized by the federal American Rescue Plan Act of 2021.

STANDARD AGENDA ITEM 4

Report by:
Brian Pendleton, General Manager

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 4

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Alarm

**Approval of Slip Fee Increases for
Ventura Harbor Village Marina**

RECOMMENDATION

That the Board of Port Commissioners approve
new slip fees for the Ventura Harbor Village
Marina.

**STANDARD
AGENDA
ITEM
5**

**Report by:
Dave Werneburg, Marina Manager**

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 5

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Alarm

**Approval of 2022 Port Commission
Meeting Schedule**

RECOMMENDATION

That the Board of Port Commissioners approve the 2022 Port Commission meeting schedule.

**STANDARD
AGENDA
ITEM
6**

**Report by:
Jessica Rauch, Clerk of the Board**

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 6

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TimeUp Reminder (Optional):

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Choose Sound Effect

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Choose TimeUp Sound

Alarm

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

RECOMMENDATION

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.

**STANDARD
AGENDA
ITEM
7**

**Report by:
Brian Pendleton, General Manager**

PUBLIC COMMUNICATION STANDARD AGENDA ITEM 4

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TimeUp Reminder (Optional):

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Choose Sound Effect

None

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Alarm



VENTURA
PORT DISTRICT

Established 1952

ADJOURNMENT
NEXT MEETING JANUARY 5, 2022

Ventura Harbor

HOME OF THE CHANNEL ISLANDS NATIONAL PARK