

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF APRIL 6, 2022



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Chairman 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 arrived at 6:20PM
Everard Ashworth

Commissioners Absent:

Jackie Gardina

Port District Staff:

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

Legal Counsel:

Andy Turner, Lagerlof Lawyers LLP
Oliver Yee, LCW via Zoom

PUBLIC COMMUNICATIONS: None. Closed at 6:01PM.

CONVENED TO CLOSED SESSION AT 6:02PM.

ADJOURNMENT: Closed Session was adjourned at 6:50PM.

OPEN SESSION

ADMINISTRATIVE AGENDA:

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: By Andy Turner.

ROLL CALL:

Commissioners Present:

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

Commissioners Absent:

Jackie Gardina

Port District Staff:

Brian Pendleton, General Manager
Todd Mitchell, Sr. Business Operations Manager
Jessica Rauch, Clerk of the Board
Jessica Snipas, Business Operations Analyst via Zoom
Joe Gonzalez, Capital Projects Manager
Sergio Gonzalez, Facilities Manager via Zoom
Dave Werneburg, Marina Manager
John Higgins, Harbormaster
Rob Weinerth, Courtesy Dockmaster

Legal Counsel:

Andy Turner, Lagerlof Lawyers LLP

City of Ventura Liaisons

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

Number of interested persons: 11 via zoom; 2 in person

ADOPTION OF AGENDA

ACTION: Commissioner Brennan moved to adopt the April 6, 2022 agenda.

Commissioner Ashworth 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 March 16, 2022 Regular Meeting were considered as follows:

ACTION: Commissioner Ashworth moved to approve the minutes of the March 16, 2022 Regular Meeting.

Commissioner Brennan 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 at 7:02PM.

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 to how to proceed. No action was taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: Commissioner Ashworth mentioned a comment letter the District will be submitting regarding a strategic plan for economic development through aquaculture. He has also been invited to speak at an aquaculture conference in May hosted by K&L Gates.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton introduced Wayne Hatch, new Maintenance Supervisor. He also reported that Channel Islands National Park Service issued a Press Release announcing that planning is now complete for a small campground near Prisoners Harbor on Santa Cruz Island.

CONSENT AGENDA:

A) Approval of Out-of-Town Travel Request

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve the out-of-town travel requests for Todd Mitchell, Sr. Business Operations Manager, to attend a CMANC meeting with the US DOT Deputy Secretary at the Port of Oakland.

Public Comment: None.

ACTION: Commissioner Brennan moved to approve the out-of-town travel requests for Todd Mitchell, Sr. Business Operations Manager, to attend a CMANC meeting with the US DOT Deputy Secretary at the Port of Oakland.

Commissioner Ashworth 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. 1 to the Coastal Cone Lease Agreement

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve Amendment No. 1 to the Lease Agreement between the Ventura Port District dba Ventura Harbor Village and James and Alex Hong dba Coastal Cone.

Public Comment: None.

ACTION: Commissioner Brennan moved to approve Amendment No. 1 to the Lease Agreement between the Ventura Port District dba Ventura Harbor Village and James and Alex Hong dba Coastal Cone.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Stephens Blumenberg, Brennan, Ashworth

NOES: None

ABSENT: Commissioner Gardina

Motion carried 4-0.

C) Approval of a Change Order Request for the Ventura Harbor Village Reroofing Project to add a Portion of Building 1591

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve a change order request for the Ventura Harbor Village Reroofing Project to add Building 1591 #113, 114, 115 in the amount of \$136,620.00.

Public Comment: None.

ACTION: Commissioner Brennan moved to approve a change order request for the Ventura Harbor Village Reroofing Project to add Building 1591 #113, 114, 115 in the amount of \$136,620.00.

Commissioner Ashworth seconded. The vote was as follows:

AYES: Commissioners Stephens Blumenberg, Brennan, Ashworth

NOES: None

ABSENT: Commissioner Gardina

Motion carried 4-0.

STANDARD AGENDA:

1) Approval of New Portside Partners Loan

Recommended Action: Voice Vote.

That the Board of Port Commissioners:

- a) Approve a new loan for the Portside Partners project;
- b) Authorize the General Manager to execute the Ground Lease Estoppel Certificate; and
- c) Receive a presentation on the status of Portside.

Report by Andy Turner, Legal Counsel and presentation by Michael Sondermann, Portside Partners.

Public Comment: None.

ACTION: Commissioner Brennan moved to approve a new loan for the Portside Partners project; and authorized the General Manager to execute the Ground Lease Estoppel Certificate. The Commission also received a presentation on the status of Portside by Michael Sondermann.

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) Presentation on the VenturaWaterPure Ocean Outfall Project

Recommended Action: Informational.

That the Board of Port Commissioners receive a presentation by the City of Ventura on the VenturaWaterPure Ocean Outfall Project.

Presentation by Adam Bugielski, Principal Civil Engineer, City of Ventura.

Public Comment: Tom Derecktor, owner of Derecktor Ventura expressed his concerns about the project and the possible conflicts with the redevelopment of their property. Leonora Valvo, owner of Derecktor Ventura asked when the schedule will be finalized for the project.

ACTION: The Board of Port Commissioners received a presentation from Adam Bugielski, Principal Civil Engineer from the City of Ventura on the VenturaWaterPure Ocean Outfall Project.

3) Determination to End State of Emergency due to the Hunga Tonga Tsunami

Recommended Action: Voice Vote.

That the Board of Port Commissioners determine that there is no longer a need to continue the emergency action adopted by the Board on January 19, 2022, since the emergency conditions have abated, impacts to District assets have been assessed, and all necessary emergency actions have been completed.

Report by Brian D. Pendleton, General Manager and John Higgins, Harbormaster.

Public Comment: Tom Derecktor, owner of Derecktor Ventura let the District know that they are going to be building docks and could build one for the District long dock.

ACTION: Vice-Chairman Blumenberg moved to determine that there is no longer a need to continue the emergency action adopted by the Board on January 19, 2022, since the emergency conditions have abated, impacts to District assets have been assessed, and all necessary emergency actions have been completed.

Commissioner Brennan seconded. The vote was as follows:

AYES: Commissioners Stephens Blumenberg, Brennan, Ashworth

NOES: None

ABSENT: Commissioner Gardina

Motion carried 4-0.

4) Consideration of Updates to the Ventura Port District Mission Statement, Long-Term Goals and Five-Year Objectives

Recommended Action: Voice Vote.

That the Board of Port Commissioners consider updates to the District Mission Statement, Long-Term Goals and Five-Year Objectives resulting from the December 4, 2021 Public Workshop.

Report by Brian D. Pendleton, General Manager.

Public Comment: None.

ACTION: Commissioner Ashworth moved to approve updates to the District Mission Statement, Long-Term Goals and Five-Year Objectives resulting from the December 4, 2021 Public Workshop with further direction suggested by the Commission.

Commissioner Brennan seconded. The vote was as follows:

AYES: Commissioners Stephens Blumenberg, Brennan, Ashworth

NOES: None

ABSENT: Commissioner Gardina

Motion carried 4-0.

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

Recommended Action: Informational. (Verbal Report)

That the Board of Port Commissioners receive an update on the status of COVID-19 in Ventura County.

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 8:55PM.

The next regular meeting is Wednesday, April 20, 2022.



Brian Brennan, Secretary