



Special Closed and Regular Public Session of March 23, 2021

**Santa Cruz Port Commission  
MINUTES**

*Commission Members Present (via teleconference):*

Toby Goddard	Chairman
Reed Geisreiter	Vice-chairman
Dennis Smith	Commissioner
Darren Gertler	Commissioner
Stephen Reed	Commissioner

**SPECIAL PUBLIC SESSION – 5:00 PM**

Chairman Goddard convened the special public session at 5:00 PM via teleconference.

1. Oral Communication
2. Announcement of Closed Session Pursuant to Government Code (Ralph M. Brown Act) Section 54956.8 and 54956.9(d)(2)

At 5:00 PM, Chairman Goddard announced the Commission will meet in closed session to discuss agenda items 3 and 4.

**SPECIAL CLOSED SESSION**

3. Conference with Real Property Negotiators  
Agency Designated Representative: M. Olin  
Property: 616 Atlantic Avenue (Aldo's Restaurant)  
Under Negotiation: Lease
4. Conference with Legal Counsel – Anticipated Litigation  
Significant Exposure to Litigation (1 Potential Case)

**SPECIAL PUBLIC SESSION**

5. Action and Vote Disclosure after Closed Session Pursuant to Government Code (Ralph M. Brown Act) Section 54957.1

Chairman Goddard announced that the Commission took no reportable action in closed session on items 3 and 4.

Chairman Goddard adjourned the special open session following the closed meeting at 6:20 PM.

## **REGULAR PUBLIC SESSION – 7:00 PM**

Chairman Goddard convened the regular public session at 7:00 PM via teleconference.

6. Pledge of Allegiance
7. Oral Communication

Chairman Goddard announced that the Commission took no reportable action in closed session on items 3 and 4.

## **CONSENT AGENDA**

8. Approval of Minutes
  - a) Special Public Budget Meeting of February 9, 2021
  - b) Special Closed & Regular Public Meeting of February 23, 2021

Discussion: Chairman Goddard requested that a correction to the February 9, 2021, minutes (page 4) be made to reflect that there was consensus among a *majority* of the Commission to not include a slip rent increase in the FY22 budget. Additionally, he proposed the following statement for inclusion:

*“Chairman Goddard expressed his opinion that a fee increase in line with inflation was justified to keep up with rising expenses. Commissioner Reed agreed.”*

MOTION: Motion made by Commissioner Smith, seconded by Commissioner Gertler to approve the consent agenda with proposed amendments to the February 9, 2021, minutes.

- *Motion carried unanimously by roll call vote.*
  - *Geisreiter: YES*
  - *Gertler: YES*
  - *Smith: YES*
  - *Reed: YES*
  - *Goddard: YES*

## **REGULAR AGENDA**

9. Presentation by City of Santa Cruz on the Planned Retrofit of the Murray Street Bridge

Discussion: Port Director Olin stated that District staff has been working with City staff on planning for the upcoming project. She reported that the City and its consultants are working to update the project's cost estimates and the appraisal. She reported that the project will require multiple contractual agreements between the City and the Port District including a Memorandum of Understanding relocating port facilities; agreements for permanent and temporary construction easements; a reimbursement agreement for relocation

expenses and construction contract agreements for dock facilities that will need to be removed and reconstructed. She introduced City personnel and consultants in attendance who will present information on the planned project.

Project Consultant Mark Imbriani explained that the Murray Street Bridge Seismic Retrofit Project is a state-mandated project, which requires that all structurally vulnerable bridges be upgraded to current standards. He stated that while planning of this project has been prolonged (last project update provided to the District in September 2012), expiration of project specific funding necessitates commencement in 2022.

Mr. Imbriani explained that project plans and specifications remain largely unchanged from what was presented previously in 2012. He stated that one notable change involves abandoning the currently submerged sewer main that spans the width of the harbor and relocating it above ground, parallel to the bridge.

Mr. Imbriani stated that it remains the City's intention to:

- Upgrade bridge to current standards
- Maintain harbor access and operations
- Provide for safety of persons and property
- Minimize business impacts
- Maintain sewer (in alternate, aboveground location)
- Protect environment – fish, marine mammals
- Achieve ADA compliance
- Meet agency permit requirements
- Work around limited slip capacity

Mr. Imbriani provided an overview of the CalTrans' right-of-way process for temporary easements, which involves coordinating temporary relocation assistance and compensation for the Port District and other tenants and slip renters directly affected by construction. He stated that updated appraisals are being obtained and relocation plans are currently being discussed with the District.

Mr. Imbriani stated that construction commencement is anticipated in April 2022. He stated that construction is anticipated to last 30 months, with project completion scheduled for December 2024.

A brief discussion ensued regarding the material and corrosion rate of the proposed piles to be used in the retrofit project:

- Piles to be constructed with a steel casing, steel-reinforced cage, and concrete.

- The 30" piles will have thicker steel in the splash zone. An epoxy coating was considered – engineers will re-examine the corrosion report to confirm if a coating is recommended.
- The typical life expectancy of rehabilitation infrastructure project is consistent with the corrosion rate of 40-50 years.

Vice-chairman Geisreiter stated that it will be important for the City to perform outreach and host a public forum to provide a project overview and discuss construction impacts with the harbor community. Joshua Spangrud, Senior Civil Engineer for the City of Santa Cruz, confirmed that a community meeting will be held in the coming months.

Chairman Goddard commented that when the east or west side pathways are closed for certain phases of the project, many pedestrians who walk in the harbor will be impacted. Mr. Imbriani stated that in order to maintain public safety, the access roads will be closed at times. He stated that closures to these pedestrian pathways will be intermittent and advance notice will be given. He stated that a pedestrian detour plan will be implemented.

Commissioner Reed expressed concern regarding the City's proposed process for abandoning the currently submerged sewer main. He stated that any proposed process to cap and abandon the sewer main should be permanent and not require additional repairs in decades to come.

Chairman Goddard thanked the representatives from the City for their thorough presentation.

#### 10. Review Site Plan Concepts for Port District Owned Property at 1025 7<sup>th</sup> Avenue

Discussion: Port Director Olin requested that the Commission provide input on the preliminary site plan concepts developed by Rodney Cahill of Mesiti-Miller Engineering ("MME") for improving the vessel dry storage area on the northwest corner of 7<sup>th</sup> and Brommer.

Port Director Olin stated that all of the proposed options include siting restaurant / retail operations along the 7<sup>th</sup> Avenue frontage. She stated that design elements for each concept and the associated revenue loss/gain for each is outlined on page 12 of the staff report.

Mr. Cahill reviewed each option, noting that each concept aims to make overall use of the dry storage lot more efficient by removing underutilized space and expanding the size of spaces available for trailer rig parking.

After reviewing each option, a discussion ensued regarding the Commission's preference to prioritize functionality and maneuverability of the yard over yield (i.e., a reduced number of dry storage spaces is preferred if it increases ease of use).

A discussion ensued about the demand for smaller slip sizes. Port Director Olin noted that Harbormaster Anderson is not in attendance at tonight's meeting, but he has indicated that demand is strong in all dry storage size categories.

Commissioner Smith commented he would like to see more overflow parking provided. Port Director Olin reported that there are currently approximately 15 overflow spaces, which is typically adequate for weekday demand. She stated that when demand is high, whether there are 15 overflow spaces or 20, it is still not enough to meet high demand and staff will have to be creative to identify parking opportunities in the north harbor area. In considering concepts and options, staff felt that high demand days are fairly limited, making utilization of the space for dry storage preferred.

The Commission directed staff to work with MME to further refine options for the dry storage area to include:

- Focus on user friendliness
- Expanded space widths (9.5' may be acceptable, but 10.5' is preferred for highly utilized spaces)
- Expanded aisle widths (30'+ aisle width may be beneficial to maximize maneuverability)
- Include option for circular traffic flow
- Review diagonal space functionality
- Potential for expanded overflow parking

Commissioner Smith stated that in addition to the items listed above, he is supportive of expanding the size of the retail operation if feasible.

Engineer Cahill noted that a benefit of a permeable paving product is there is flexibility in layout of the spaces over painted striping.

11. Approval of Declaration Designating Authorized Signers for the Port District's Checking Account (*There was no discussion on this agenda item*)

MOTION: Motion made by Commissioner Reed, seconded by Vice-chairman Geisreiter to approve the declaration designating authorized signers for the Port District's checking account at Comerica Bank.

- *Motion carried unanimously by roll call vote.*

- *Geisreiter: YES*
- *Gertler: YES*
- *Smith: YES*
- *Reed: YES*
- *Goddard: YES*

12. Authorization to Encumber Capital Improvement Plan Funding for Replacement of the Facilities Work Boat *Odd Job* (\$25,000) (*There was no discussion on this agenda item*)

MOTION: Motion made by Vice-chairman Geisreiter, seconded by Commissioner Reed to authorized creation of a new Capital Improvement Plan (“CIP”) Project for Replacement of the Workboat “*Odd Job*”:

- a) Transfer \$15,000 in Capital Outlay Funding from the FY21 Operating Budget to the new CIP project fund;
- b) Transfer \$10,000 from unreserved cash to the new CIP project fund.
  - *Motion carried unanimously by roll call vote.*
    - *Geisreiter: YES*
    - *Gertler: YES*
    - *Smith: YES*
    - *Reed: YES*
    - *Goddard: YES*

13. Approval of Cash / Payroll Disbursements – February 2021

Discussion: In response to a question posed by Commission Smith, staff provided additional information on the following warrant:

- Warrant # 54579 – Waste Disposal  
Additional services for hauling away dredge waste oil and antifreeze

MOTION: Motion made by Commissioner Reed, seconded by Commissioner Gertler to approve cash and payroll disbursements for February 2021 in the amount of \$699,430.07

- *Motion carried unanimously by roll call vote.*
  - *Geisreiter: YES*
  - *Gertler: YES*
  - *Smith: YES*
  - *Reed: YES*
  - *Goddard: YES*

## **INFORMATION**

14. Port Director’s Report

US Army Corps of Engineers – Fiscal Year 2021 Reprogrammed Work Plan Funding

Port Director Olin stated that the US Army Corps of Engineers (USACE) has identified \$525,000, in work plan funding that is available to be reprogrammed from the San Pablo Mare Island Straight Project to the District’s annual dredging program reimbursement.

Lockton Insurance Renewals

Port Director Olin stated that she will meet with the District’s insurance broker to review upcoming policy renewals. She stated that there have been preliminary indications that premium increases, ranging from 10-30% (especially in the property and excess liability markets), should be expected.

The remainder of the meeting was interrupted by an internet outage impacting the harbor office.

15. Harbormaster's Report (*There was no discussion on this agenda item*)
16. Facilities Maintenance & Engineering Report (*There was no discussion on this agenda item*)
17. Bi-Annual Slip Vacancy Report / Waiting List Statistics (*There was no discussion on this agenda item*)
18. Financial Reports (*There was no discussion on this agenda item*)
  - a) Comparative Seasonal Revenue Graphs
19. Delinquent Account Reporting (*There was no discussion on this agenda item*)
20. Harbor Patrol Incident Response Report – February 2021 (*There was no discussion on this agenda item*)
21. Port Commission Review Calendar / Follow-Up Items (*There was no discussion on this agenda item*)

Chairman Goddard adjourned the regular public session at 9:02 PM.



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Toby Goddard, Chairman