



Special Closed and Regular Public Session of July 27, 2021

**Santa Cruz Port Commission
MINUTES**

Commission Members Present:

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 at the Santa Cruz Harbor Public Meeting Room, 365 A Lake Avenue, Santa Cruz, CA 95062.

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 through 6.

SPECIAL CLOSED SESSION

3. Conference with Legal Counsel – Anticipated Litigation (1 Case)
4. Conference with Real Property Negotiators
Property: 616 Atlantic Avenue
Agency Designated Representative: M. Olin
Negotiating Parties: Mark Gilbert Enterprises
Under Negotiation: Lease
5. Conference with Real Property Negotiators
Property: 497 Lake Avenue
Agency Designated Representative: M. Olin
Negotiating Parties: D. McDermott
Under Negotiation: Potential Acquisition
6. Conference with Real Property Negotiators
Agency Designated Representative: M. Olin
Negotiating Parties: City of Santa Cruz
Under Negotiation: Murray Street Bridge Possession / Use Agreement

SPECIAL PUBLIC SESSION

7. 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 through 6.

Chairman Goddard adjourned the special open session following the closed meeting at 6:54 PM.

REGULAR PUBLIC SESSION – 7:00 PM

Chairman Goddard convened the regular public session at 7:00 PM at the Santa Cruz Harbor Public Meeting Room, 365 A Lake Avenue, Santa Cruz, CA 95062.

8. Pledge of Allegiance
9. Oral Communication

Chairman Goddard announced that the Commission took no reportable action in closed session on items 3 through 6.

Vice-chairman Geisreiter announced that tonight's meeting will be Port Director Olin's last regular public session before her retirement on August 15, 2021. He thanked Port Director Olin for her 26-years of service and congratulated her on the upcoming retirement.

CONSENT AGENDA

10. Approval of Minutes
 - a) Special Closed & Regular Public Meeting of June 22, 2021
11. Approval of Sublease Agreement from O'Neill Sea Odyssey – 2222 E. Cliff Drive, Suite 234 (Tenant: Surfrider Foundation)
12. Approval of Sublease Agreement from O'Neill Sea Odyssey – 2222 E. Cliff Drive, Suite 210 (Tenant: Laurel Andres, MFCC)

MOTION: Motion made by Commissioner Reed, seconded by Commissioner Smith to approve the consent agenda.
- *Motion carried unanimously.*

REGULAR AGENDA

13. Authorize the Purchase of New Rolling Ladders and Boat Stands (NTE \$25,000)

Discussion: Harbormaster Anderson stated that the boatyard has seen a recent increase in the number of customers requesting haulouts / laydays for their vessels. He stated that the increased demand has highlighted the need for additional rolling ladders and boat stands within the yard.

Commissioner Reed expressed support for authorizing the purchase of new ladders and stands, despite the considerable expense. Vice-chairman Geisreiter agreed, noting that the additional ladders and stands will improve safety and functionality.

MOTION: Motion made by Commissioner Smith, seconded by Vice-chairman Geisreiter to authorize the purchase of new rolling ladders and boat stands in an amount not to exceed \$25,000.
- *Motion carried unanimously.*

14. Approval of Cash / Payroll Disbursements – June 2021

Discussion: Port Director Olin reported the following correction to the June cash and payroll disbursements:

- Total disbursement amount = \$580,242.26.

In response to a question posed by Commissioner Reed regarding Warrant #55181 – Concession Lot Parking Equipment Extended Warranty, Harbormaster Anderson stated that staff has been working with the concession lot parking equipment vendor, Scheidt and Bachmann, to make necessary improvements to the system. He highlighted the following:

- Equipment currently experiences approximately 2-3 minor issues per day, which compared to the total number of daily transactions (500 transactions per weekday and 900 transactions per weekend day), is relatively small.
- To assist customers with making payments and exiting the lot, a roving parking attendant has been scheduled. This roving attendant is also responsible for monitoring and ensuring equipment operability.

MOTION: Motion made by Commissioner Smith, seconded by Commissioner Gertler to approve cash and payroll disbursements for June 2021, in the amount of \$580,242.26.
- *Motion carried unanimously.*

INFORMATION

15. Port Director's Report
a) Port Director Recruitment Update (*There was no discussion on this agenda item*)

Fishery Pier Timber Pile Inspection

Port Director Olin stated that Brad Porter of Moffatt and Nichol performed a comprehensive inspection of the 134 fishery pier pilings on June 2, 2021. It was determined that:

- 114 piles are in good condition
- 12 piles show signs of minor to moderate deterioration (no timeline for replacement was provided)
- 8 piles show signs of severe deterioration (2 warrant repair/jacketing within 2 years, 6 warrant repair/jacketing within 5 years)

Moffat and Nichol concluded that the fishery pier pilings have the structural capacity to support the dining deck expansion proposed by upstairs tenant, Johnny's Harborside Restaurant.

Dock Accessibility Review

Port Director Olin stated that a harbor wide dock accessibility review was performed by TranSystems earlier this year. She stated that the report provides a summary of existing conditions and current dock accessibility, as well as recommendations for potential dock accessibility improvements.

Harbor Restaurants Reopening

Port Director Olin stated that some harbor restaurant owners have reported staffing shortages because of COVID-19, which has impacted their ability to fully reopen. She provided the following update:

- Café El Palomar: Limited indoor seating
- Johnny's Harborside: Limited hours (closed Mon-Tues)
- Crow's Nest: Fully reopen
- Aldo's Harbor Restaurant: Fully reopen

Murray Street Bridge Traffic Impact Study

Port Director Olin stated that the City of Santa Cruz has installed temporary cameras on the Murray Street Bridge to collect data for a traffic impact study, which is part of the planned Seismic Retrofit Rehabilitation Project.

Change of Command Ceremony

Port Director Olin stated that she, Chairman Goddard, and Administrative Services Manager MacLaurie attended the San Francisco District, U. S. Army Corps of Engineers Change of Command ceremony on July 15, 2021, where outgoing Lieutenant Colonel John Cunningham transferred command to incoming Lieutenant Colonel Kevin Arnett.

16. Harbormaster's Report

Harbormaster Anderson reported that the mid-construction meeting for the District's new patrol vessel is scheduled for September 1, 2021, at the Moose Boats Inc., facility in Vallejo.

In response to a comment made by Commissioner Reed, Harbormaster Anderson stated that Harbor Patrol will monitor the 5 MPH speed limit in the harbor entrance channel.

Chairman Goddard thanked Harbormaster Anderson for hosting the Monterey Bay Search and Rescue (SAR) Council Meeting at the Santa Cruz Harbor last month.

17. Facilities Maintenance & Engineering Report

Facilities Maintenance & Engineering (FME) Manager Wulf reported that the northeast harbor paving project was completed on July 22, 2021.

FME Wulf stated that the District's trash compactor is reaching the end of its useful service life and will need to be replaced soon.

FME Wulf stated that the gangway project is underway although temporary staffing shortages have caused some delays.

18. 2020-21 Dredge Report

FME Wulf stated that the dredge crew had a very successful 2020-21 season and provided an overview of the annual dredge report. The following items were discussed:

- Haulout schedule and hull maintenance plan for *Twin Lakes* (haulout recommended in 2024-2026).
- North harbor dredging schedule (north harbor dredging will not occur during the 2021-22 season).
- Feasibility of using cutterhead attachment for entrance dredging
- Planned bushings replacement on Christmas tree sheaves
- Planned snorkel repair

A brief discussion ensued regarding the methodology used for estimating daily dredge volumes. Staff confirmed that several factors, including total run time, pumping hours, dredge location, and the presence of debris are taken into consideration when calculating the estimated daily total.

19. O'Neill Sea Odyssey Annual Report (*There was no discussion on this agenda item*)

20. Formation of a Countywide Chapter of CSDA

Chairman Goddard stated that he has been involved in preliminary discussions with the California Special Districts Association (CSDA) regarding the formation of a local chapter in Santa Cruz County. He asked the Commission if there was interest or opposition in pursuing the formation of a local chapter.

Vice-chairman Geisreiter expressed support for the formation of a local CSDA chapter.

Commissioner Reed stated that he is not opposed, but noted that generating additional administrative tasks for District staff at this time may not be worthwhile.

21. Financial Reports *(There was no discussion on this agenda item)*
 - a) Comparative Seasonal Revenue Graphs
 - b) Preliminary Year-End Budget Report as of June 30, 2021
 - c) Employee Count as of June 30, 2021
 - d) Quarterly Fuel Sales Report
 - e) Quarterly Boatyard Report
 - f) Quarterly Concession Percentage Rent Report
 - g) LAIF Statement & PMIA/LAIF Performance Report
22. Delinquent Account Reporting *(There was no discussion on this agenda item)*
23. Harbor Patrol Incident Response Report – June 2021 *(There was no discussion on this agenda item)*
24. Written Correspondence
 - a) Email to Chairman Goddard from B. Keeler
 - b) Email to Port Commission from D. Eckley
 - c) Letter to Chairman Goddard from Congressman Panetta
 - d) Letter to Senator Padilla from Chairman Goddard
 - e) Email to Port Commission from G. Stearns

Chairman Goddard suggested that staff provide Mr. Eckley with the District's written policy regarding unattended electrical use.

25. Port Commission Review Calendar / Follow-Up Items *(There was no discussion on this agenda item)*

Chairman Goddard adjourned the regular public session at 8:09 PM.



Toby Goddard, Chairman