



Special Public / Closed Session of August 8, 2011

## SANTA CRUZ HARBOR

Gateway to the Monterey Bay  
National Marine Sanctuary

Santa Cruz Port Commission  
**MINUTES**

### Members Present:

Reed Geisreiter	Chairman	Toby Goddard	Commissioner
Dennis Smith	Vice-chairman	Jeff Martin	Commissioner
Bill Lee	Commissioner		

Chairman Geisreiter brought the special public session to order at 4:03 pm at the Harbor Office Conference Room, 135 Lake Avenue, Santa Cruz, CA 95062

### SPECIAL PUBLIC SESSION

1. Oral Communication (*There was no discussion during oral communication*)
2. Approval of Plan / Prioritization for Future Dock Reconstruction

Discussion: Port Director Ekers informed the Commission that the Maintenance and Construction Committee met last week to discuss a prioritization schedule for dock construction. She stated that planning for two high dollar dock replacements in April may pose a cash flow issue and to resolve it, the District may have to alter dock groupings or modify the schedule to allow more time between projects.

Port Director Ekers stated that T-dock, which has a slightly better grade rating (D+) than other docks in its grouping (D-), was moved into phase four of construction, so it would not interfere with the commercial fishing season.

Commissioner Lee asked if all vessels located on a dock to be demolished and reconstructed will have to be relocated at one time. He also asked if more than one dock will be constructed at a time. Port Director Ekers stated that restrictions will be imposed on the contractor to limit demolition to certain parts of a dock at one time, which will not require all vessels be relocated at once.

Vice-chairman Smith commented that finding alternate berthing for displaced boats within the harbor will be difficult. Port Director Ekers stated that to find room for all the displaced vessels, District staff will have to raft vessels and use vacant slips, when available. She stated that finding suitable berthing for commercial vessels from R and S-docks, as well as larger vessels from the west side will pose the biggest challenge.

Port Director Ekers suggested that using the slips located on the inside of the fuel pier (K-dock) and the slips located north of the marine ways will be a viable option once they are replaced. Chairman Geisreiter asked if there is any urgency to replace K-dock. Port Director Ekers responded saying no,

but added that once replaced, it will provide additional berthing for displaced vessels.

Commissioner Goddard asked for further clarification on the commitment FEMA has to the Port District to provide funding for these dock construction projects. He stated that as the projects move forward, he wants to ensure that money will be made available by FEMA to pay for the completed projects.

Port Director Ekers stated that because many projects are below \$1 million, there should be a relatively quick turnaround for funding. She informed the Commission that if the scope of work is met, documentation is in order, and a project has been approved, FEMA will not back out of its funding commitment.

Discussion ensued about the costs of repairing versus the cost of replacing docks. Port Director Ekers stated that FEMA has acknowledged that the cost of repair will be more than 50% of the cost of replacement. She stated that because of this reason, FEMA has approved the docks for total replacement.

In response to a question by Chairman Geisreiter, Port Director Ekers discussed the review and approval process for project worksheets.

Port Director Ekers explained that the District will receive an obligation letter for each project, which the District currently has for U-dock, the pile project and V-dock. She explained that FEMA will send money to CalEMA, at which time the District will receive its obligation letter, stating that funding is available. Once project funding is obligated, funds will be released. She stated that the Port District does not award contracts until an obligation letter has been received.

Commissioner Goddard asked if the reason for grouping docks as suggested in the prioritization plan is done to create efficiency and ease. Port Director Ekers confirmed it is more efficient, and also creates a larger project going out to bid, which results in better pricing to the District.

Commissioner Lee asked if moving the slips north of the marine ways higher up on the prioritization plan would aid in mooring displaced boats. Vice-chairman Smith stated that these slips pose draft issues to larger boats. Commissioner Lee stated that these slips may be useful for powerboats or shallow draft sailboats.

A brief discussion ensued about temporary mooring and dock systems which may be options.

Commissioner Goddard asked if there were any tools in place to monitor cash flow and spending while these construction projects are underway. He stated that it is imperative to control cash flow. Port Director Ekers stated

that Hutchinson and Bloodgood, the company who performs the District's annual audits, is developing a cash flow monitoring tool. She stated that the intention will be to track outgoing payments, anticipated revenue and incoming reimbursements.

Commissioner Goddard asked if the cost estimates for each project include demolition and debris removal costs. Port Director Ekers confirmed they do, and commented that the largest unknown cost will involve electrical systems.

A discussion ensued about the dock power centers and the potential for upgrading to include meters.

Commissioner Goddard discussed the overall damage estimate and asked what the District's share would be. Port Director Ekers responded that the total cost to the District after reimbursements is estimated at \$1.5 million.

MOTION: Motion made by Commissioner Lee, seconded by Vice-chairman Smith to approve the prioritization scheme for future dock demolition and replacement projects.  
- *Motion carried unanimously.*

3. Announcement of Closed Session Pursuant to Government Code (Ralph M. Brown Act) Section 54957

Chairman Geisreiter announced that the Commission will meet in closed session to discuss agenda item # 4 (listed below).

**SPECIAL CLOSED SESSION**

4. Public Employee Performance Evaluation  
Title: Port Director

**SPECIAL PUBLIC SESSION**

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

In open session, Chairman Geisreiter announced that the Commission took no reportable action in the closed session on item # 4. The discussion will continue at a future meeting, to be scheduled at a later date.

Chairman Geisreiter adjourned the special open portion of the closed session at 9:10 pm.

APPROVED:



Reed Geisreiter, Chairman