



Regular Public Session of July 28, 2026

Santa Cruz Port Commission MINUTES

Commission Members Present:

Reed Geisreiter	Chair
Robert DeWitt	Vice-chair
Toby Goddard	Commissioner
Stephen Reed	Commissioner
Bill Lee	Commissioner

REGULAR PUBLIC SESSION – 5:30 PM

Chair Geisreiter convened the regular public session at 5:30 PM at the Harbor Public Meeting Room, 365 A Lake Avenue, Santa Cruz, CA (hybrid meeting platform).

1. Pledge of Allegiance
2. Oral Communication

Commissioner Goddard expressed appreciation to District staff and its contractors for their coordination and progress on numerous major projects underway throughout the harbor.

Vice-chair DeWitt presented a Certificate of Special Recognition from U.S. Senator Alex Padilla recognizing the formation of the Santa Cruz and San Benito County chapter of the California Special Districts Association and noted that the next chapter meeting is scheduled for September 17, 2026.

CONSENT AGENDA

3. Approval of Minutes
 - a) Regular Public Meeting of June 23, 2026
4. Approval of Month-to-Month Rental Agreement for 333 Lake Avenue, Suite D & G (Tenant: Call Me Ishmael, LLC)
5. Approval of Month-to-Month Rental Agreement for 2222 East Cliff Drive, Suite 200 (Tenant: State Farm Insurance Agency)
6. General Election of November 2026
 - a) Approval of Resolution 26-04 – Ordering an Election and Requesting Consolidation of the Election
 - b) Administrative Calendar

MOTION: Motion made by Commissioner Goddard, seconded by Vice-chair DeWitt, to approve consent agenda items 3, 4, 5, and 6.
- *Motion carried unanimously.*

REGULAR AGENDA

7. Introduce Administrative Amendments to Port District Ordinance § 108, 401, and 412

Discussion: Port Director MacLaurie presented proposed administrative amendments to District ordinances and stated that the revisions are intended to align the ordinances with current policies and operations. She stated that the proposed amendment to Section 108 reflects the recently approved increase to the Port Director's purchasing authority from \$25,000 to \$50,000, while amendments to Sections 401 and 412 modernize parking regulations by replacing outdated references to parking meters with technology-neutral language. She stated that, following introduction, the proposed amendments will be legally advertised and returned to the Commission for a public hearing and final adoption.

Commissioner Goddard proposed replacing the existing language in Section 401 referencing "merit" with the term "permit."

Commissioner DeWitt noted a typographical error in Section 412 and recommended removing the word "meter" in the title. Staff acknowledged the correction.

A discussion ensued regarding enforcement of parking violations, including the District's authority to require a vehicle to vacate a restricted parking space after receiving a citation and procedures for towing vehicles that remain on District property. Harbormaster Anderson stated that towing remains available following the applicable notification process and noted that staff is reviewing signage for compliance with updated towing requirements.

The Commission expressed support for the revised ordinance language and the flexibility it provides as parking technologies evolve.

MOTION: Motion made by Commissioner Goddard, seconded by Commissioner Lee, to approve administrative amendments to Port District Ordinance § 108, 401, and 412, incorporating the proposed language amendments.
- *Motion carried unanimously.*

8. Award of Contract for G-Dock Lift Station Repair Project (NTE \$91,000)

Discussion: Facilities Maintenance & Engineering (FME) Manager Wulf stated that staff evaluated the condition of the G-Dock lift station with Simonds Machinery and determined that the steel wet well casing remains in good condition. As a result, the District is able to rehabilitate the existing electrical and mechanical components only, rather than replace the entire system. He noted that G-Dock is

the District's primary lift station, which receives wastewater from all other north harbor lift stations before being pumped out of the harbor.

In response to a question posed by Chair Geisreiter, FME Manager Wulf stated that the G-Dock lift station is the most critical in terms of both condition and priority. He identified the lift stations near T-Dock and X-Dock as the next priorities and stated that the goal would be to address one lift station each year moving forward

MOTION: Motion made by Commissioner Goddard, seconded by Vice-chair DeWitt, to authorize the Port Director to execute contract documents with Simonds Machinery Company, authorize a not-to-exceed amount of \$91,000 for lift station repairs, and approve an appropriation in the FY27 budget for the amount of the contract plus contingency.

- *Motion carried unanimously.*

9. Approval of Cash/Payroll Disbursements – June 2026

Discussion: In response to questions posed by the Commission, staff provided additional information on the following warrants:

- Warrant #11296 – Paring Knives
Staff confirmed that paring knives are the preferred tool used by staff when cutting rope due to their durability and effectiveness.
- Warrant #11350 – Demolition and Reconstruction of G & X Docks Project Progress Payment
Staff confirmed that a single reimbursement request will be submitted to CalOES upon project completion, rather than submitting requests throughout construction. Staff noted that CalOES has established a project number for the work and that this approach will streamline the reimbursement process.
- Warrant #11374 – 2026-2027 LAFCO Annual Fee
Staff confirmed that the annual LAFCO fee is apportioned among independent special districts on a pro-rata basis using each district's net revenue factor.
- Warrant #11415 – Washington Representation
Staff confirmed that this fee includes federal lobbying and grant consulting services.
- Warrant #11368 – F19 Float System Supplies (Tenant Reimbursable)
Staff confirmed that the new float system at F19 is for the Santa Cruz Yacht Club Junior Sailing Program and will be reimbursed by the Santa Cruz Sailing Foundation.

MOTION: Motion made by Vice-chair DeWitt, seconded by Commissioner Reed, to approve cash and payroll disbursements for June 2026, in the amount of \$2,393,979.68.

- *Motion carried unanimously.*

INFORMATION

10. Port Director's Report

In response to a question posed by Chair Geisreiter regarding 616 Atlantic Avenue, Port Director MacLaurie stated that the project is moving forward. Staff is scheduled to meet with the project architect and engineer and is working toward submitting the project to the California Coastal Commission before December 31, 2026. She stated that the Coastal Commission has reviewed conceptual designs and has indicated that an additional extension could be granted if necessary.

Chair Geisreiter requested that staff evaluate the feasibility of obtaining two restaurant use permits in the southwest harbor. Port Director MacLaurie stated that the current Harbor Development Plan includes one restaurant use permit and that staff will research the process and regulatory requirements for a second permit and return to the Commission with additional information.

In response to a question posed by Commissioner Goddard, Port Director MacLaurie explained that the Coastal Commission originally approved the restaurant and seawall as part of the same project and is requesting evidence of City plan review before the project proceeds. She stated that the City's building review of the proposed container structure is anticipated to focus primarily on the foundation and utilities, while a separate use permit process will address restaurant operations.

11. Harbormaster's Report

Harbormaster Anderson stated that X-Dock construction is anticipated to be completed several days ahead of schedule, with final work expected Wednesday, July 29, 2026, and that staff will then begin relocating vessels as construction activities move over to G-Dock.

In response to a question from Chair Geisreiter, Harbormaster Anderson stated that, of the 17 vessels currently without insurance, approximately 7 are known to be uninsurable due to their age. He stated that, on average, approximately 40 vessels are without insurance or have expired policies and are assessed the uninsured vessel fee following a 60-day grace period. He noted that the fee has been an effective enforcement tool for obtaining updated insurance documentation from vessel owners.

12. Facilities Maintenance & Engineering Manager's Report

Facilities Maintenance & Engineering (FME) Manager Wulf stated that the *Twin Lakes* Dredge Haulout Project is progressing as planned, with sandblasting anticipated to begin the first week of August. He stated that the contractor, DSC Dredge, will complete the sandblasting in sections and immediately apply primer to prevent exposed metal from remaining untreated.

In response to questions posed by the Commission, FME Manager Wulf stated that the dredge hull is in better condition than anticipated. He reported that planned work includes replacing pins

and bushings, inspecting and reinforcing the Christmas tree mounting system, and replacing the corrosion protection system.

Commissioner Lee emphasized the significant investment represented by the G & X Dock Replacement Project and the importance of proactive maintenance to protect the District's investment. He recommended maintaining the piles and adequate dredging depths to support the long-term condition and service life of the new docks.

13. Murray Street Bridge Seismic Retrofit & Barrier Replacement Project Update

Port Director MacLaurie stated that the Murray Street Bridge Seismic Retrofit and Barrier Replacement Project continues to progress and that the contractor is working to complete installation of the permanent sanitary sewer force main. She stated that testing and final switchover are anticipated later in the summer when sewer flow rates are lower.

Harbormaster Anderson stated that the contractor has maintained vessel passage through the channel during in-water work by utilizing safety boats to manage traffic beneath the bridge.

Commissioner Reed expressed concern regarding potential concrete truck washout activities in the contractor's boatyard staging area. FME Manager Wulf stated that staff has not recently observed any runoff issues and will follow up with the contractor regarding site drainage and washout practices.

14. O'Neill Sea Odyssey Annual Report

Port Director MacLaurie stated that the O'Neill Sea Odyssey usage report is provided annually for Commission review and noted that O'Neill Sea Odyssey Executive Director Tracey Weiss will provide a presentation on the program at the regular Commission meeting in August.

15. Financial Reports

- a) Comparative Seasonal Revenue Graph
- b) Quarterly Comparative Budget Report
- c) Quarterly Employee Count
- d) Quarterly Fuel Sales Report
- e) Quarterly Boatyard Report
- f) Quarterly Concession Percentage Rent Report
- g) LAIF & CLASS Statements

In response to a question posed by Commissioner Goddard, Port Director MacLaurie stated that capital project expenditures primarily reflect interest expense and that additional interest on the District's approximately \$13 million 2026 financing was not included in the FY27 budget, resulting in higher-than-budgeted expenditures.

In response to a question posed by Chair Geisreiter, Port Director MacLaurie stated that California CLASS continues to provide operational advantages because of its liquidity and ease of access for the District's current cash flow needs, and that staff will continue to monitor interest rates for both LAIF and CLASS.

16. Delinquent Account Reporting (*There was no discussion on this agenda item*)
17. Harbor Patrol Incident Response Report – June 2026

In response to a question posed by Commissioner Goddard, Harbormaster Anderson confirmed that the two Thursday evening incidents were associated with the Crow's Nest Beach BBQ events. He stated that Crow's Nest has increased security staffing, although one incident occurred while security personnel were responding to another incident. Commissioner Goddard requested continued attention to event security.

In response to a question posed by Commissioner Goddard, Harbormaster Anderson confirmed that the two bicycle incidents occurred near the north harbor entrance, a steep downhill area. He stated that staff continues to evaluate bicycle and pedestrian safety in the area.

Commissioner Reed expressed appreciation for the recently installed pedestrian signage at Harbor Beach Plaza and noted its effectiveness in encouraging visitors to walk their bicycles.

18. Written Correspondence
 - a) Certificate of Special Recognition from U.S. Senator Alex Padilla to the Special Districts Association of Santa Cruz and San Benito Counties
 - b) Letter from Mr. Faltas to Santa Cruz Port District

The Commission expressed appreciation for Mr. Faltas' letter and his recognition of the Port District and its staff.

19. Port Commission Review Calendar / Follow-Up Items

Commissioner Goddard stated that the Policy / Operations Committee is scheduled to meet on August 4, 2026, to review proposed revisions to the District's slip license agreement. Recommendations are anticipated to be presented to the full Commission for consideration at the August 25, 2026, regular meeting.

Vice-chair DeWitt stated that he will attend the August 25, 2026, regular meeting via teleconference.

Chair Geisreiter adjourned the regular public session at 6:25 PM.



Reed Geisreiter, Chair