

MINUTES OF THE
CHANNEL ISLANDS BEACH COMMUNITY SERVICES DISTRICT
REGULAR BOARD MEETING, October 10, 2023

A. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE:

President Debley called the meeting to order at 5:01 P.M. In attendance, Director Brewer, Director Lebow, Director Nast, General Manager, Peter Martinez, General Counsel, Dennis McNulty, Office Manager, CJ Dillon and Operations Manager, Jesus (Chuy) Navarro.

Vice President Bouchard was absent.

B. PUBLIC COMMENTS:

None.

C. CONSENT CALENDAR:

Director Brewer made the motion to approve the Consent Calendar. Director Lebow seconded the motion. The motion passed.

ROLL CALL VOTE:

Debley: YES, Brewer: YES, Lebow: YES, Nast: YES 4 - Yes 0 -No

Item H Closed Session was moved before Items E, F and G

D. ACTION CALENDAR:

1. PROFESSIONAL SERVICES AGREEMENT WITH SOUTHWEST INSPECTION AND TESTING

General Manager Martinez explained that this proposed Professional Services Agreement is time and material as needed with an amount not to exceed \$26,005.00. General Manager Martinez said it is the owner's responsibility to perform this testing and the recommendation is to approve this Agreement to ensure the project meets all required standards. There was no public comment. Board asked questions. Construction Manager, Sean Leonard, Leonard and Associates, gave a general overview of the testing, inspection, and requirements. Director Brewer made the motion to approve the Agreement. Director Nast seconded the motion.

ROLL CALL VOTE:

Debley: NO, Brewer: YES, Lebow: NO, Nast: YES 2- Yes 2 -No

Due to the tie vote, the motion did not pass. Board then all in favor agreed to table the item to be considered at another time in order to get more information so the Board can better discuss the issue before consideration of the main motion can continue.

2. CONSIDER ADOPTION OF NEW CONTRACT MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE DISTRICT AND SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 721

Chief Negotiator, Aram Agdaian, SEIU Local 721, presented to the Board a review of the summary of the tentative agreement Staff negotiated with Union members.

H. CLOSED SESSION:

The Board went into Closed Session at 5:32 p.m.

1. CONFERENCE WITH DISTRICT LABOR NEGOTIATOR

Pursuant to California Government Code Section 54957.6. Closed session will discuss salaries, compensation, and fringe benefits to employees and provide instruction to District's designated representatives.

Agency designated representative: General Manager Martinez

Employee Organization: Service Employees International Union (SEIU) Local 721

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

In accordance with Government Code section 54956.8 – Conference with *Real Property Negotiator General Manager Martinez* regarding Cross Base Pipeline – *Party to be negotiated with City of Port Hueneme.*

The Board went into Open Session at 6:48 p.m.

General Counsel reported that the Board met in Closed Session to discuss the 2 items on the agenda. No action was taken at this time.

E. INFORMATION CALENDAR:

1. Update on New Building

General Manager Martinez reported the demo of the main building is complete and the back building is torn down to the studs. The next steps include installation of temporary fencing, dirt surveying and grading which will begin shortly. The Notice to Proceed was received October 2, 2023, meaning that the project should be complete in one year. General Manager Martinez commented that the neighbors have been cooperative and excited about the project's inception.

2. District Accomplishments 2022-2023

General Manager Martinez said he felt the District Accomplishments 2022-2023 were worthy of sharing with the Board (*see attached*).

3. Report from Board Members for any meeting or conference where compensation for attendance was received.

President Debley said the PHWA meeting was canceled.

F. BOARD MEMBER COMMENTS:

Director Brewer said she will be meeting with the Harbor Visioning Committee.

President Debley said they will be putting a new playground in the Harbor next to Marine Emporium Landing in the grassy area.

President Debley said the Hyatt House project will not break ground by December 31, 2023, because there are grading issues.

G. GENERAL COUNSEL & GENERAL MANAGER COMMENTS:

General Counsel had no comments.

General Manager Martinez said the asset management program the District currently uses was acquired by another company. The District is now actively seeking a replacement program. The District is currently under contract until the end of July 2024.

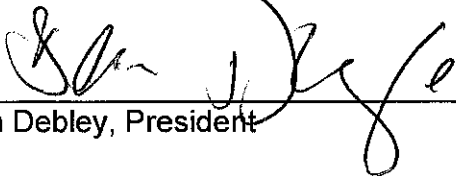
Once the contract has ended the data will be transferred to the new program since the District owns the data.

General Manager Martinez announced that Peter Candy will be at next Board meeting.

General Manager Martinez said the PHWA most likely not be meeting this month.

General Manager Martinez said that it is time for the General Manager review and the Board will be receiving an email with evaluation materials from Office Manager Dillon next week.

The Board Meeting adjourned at 7:29 P.M.



Sean Debley, President