



STOCKTON PORT DISTRICT

Board of Port Commissioners

July 19, 2021

Pursuant to notice duly given, the regular meeting of the Board of Commissioners of the Stockton Port District was held on July 19, 2021, in Room 18 of the Port of Stockton Administration Building located at 2201 West Washington Street in Stockton, California.

COMMISSIONERS PRESENT: R. Jay Allen, Chairman
Anthony Barkett
Elizabeth (Liz) Blanchard, Vice Chairperson
Gary Christopherson
Stephen Griffen
William R. Trezza

COMMISSIONERS ABSENT: None

COMMISSIONERS EXCUSED: Michael Patrick Duffy

OTHERS PRESENT: Kirk DeJesus, Port Director
Richard Aschieris, Port Director
Steve Escobar, Senior Deputy Port Director
Michelle Bowling, Director of Finance
Jason Katindoy, Director of Maritime Operations
Katie Miller, Director of Human Resources &
Administrative Services
Juan Villanueva, Director of Development and
Planning
Jeff Wingfield, Director of Environmental & Public
Affairs
Sylvester Aguilar, Port Real Estate Marketing
Manager
Pete Grossgart, Marketing Manager
Steven A. Herum, Port Counsel
Melanie Rodriguez, Secretary to the Board

A quorum being present, the meeting was called to order by Chairman R. Jay Allen at 3:29 p.m. Chairman Allen presided and Melanie Rodriguez, Secretary to the Board, acted as Secretary for the meeting.

CONSENT CALENDAR

In compliance with Port Policy Statement #003, the Consent Calendar items of business, having been provided to each member of the Board prior to this meeting, the Commissioners present acted upon Consent Calendar items of business under one vote.

Chairman Allen acknowledged that there were no requests to address the Port Commission on this matter.

Commissioner Griffen moved, to adopt the following resolutions:

MINUTES OF JUNE 7, 2021 MEETING

Resolution #8250: RESOLVED, that the minutes of the REGULAR meeting of the Board of Commissioners of the Stockton Port District held on the 7th day of June 2021, as the same are endorsed on Page No. 064 to Page No. 074, inclusive, of Minutes Book No. 63, be and they are hereby approved.

AUTHORIZATIONS TO TRAVEL

Resolution #8251: RESOLVED, that the Board of Commissioners of the Stockton Port District hereby authorizes one or more Commissioners to travel to Austin, Texas for the American Association of Port Authorities (AAPA), Annual Convention, September 26 – 28, 2021; and

RESOLVED FURTHER, that the Board of Commissioners of the Stockton Port District hereby authorizes one or more Commissioners to travel to Houston, Texas, for the BreakBulk Americas Conference, September 28 – 30, 2021; and

RESOLVED FURTHER, that the Board of Commissioners of the Stockton Port District hereby authorizes one or more Commissioners to travel to Washington, DC for the San Joaquin Council of Governments (SJCOG), One Voice trip, October 18 – 21, 2021; and

RESOLVED FURTHER, that the Board of Commissioners of the Stockton Port District hereby authorizes one or more Commissioners to travel to San Diego, California for the Association of Pacific Ports (APP), Annual Conference, October 24 – 27, 2021; and

RESOLVED FURTHER, that the travel expenses incurred by Commission delegates who participate in the AAPA Annual Convention, the BreakBulk

Americas Conference, SJCOG One Voice trip and the APP Annual Conference shall be paid by the Stockton Port District.

AUTHORIZE THE PORT DIRECTOR TO EXECUTE A MASTER PROFESSIONAL SERVICES AGREEMENT WITH DILLON & MURPHY CONSULTING CIVIL ENGINEERS FOR ENGINEERING SERVICES FOR AN AMOUNT NOT-TO-EXCEED \$500,000

Resolution #8252: RESOLVED, by the Stockton Port District Board of Commissioners that the Port Director is hereby authorized, empowered and directed to execute a Master Professional Services Agreement (MPSA) with the engineering firm of Dillion & Murphy Consulting Civil Engineers for engineering services for an amount not-to-exceed \$500,000.00 (Five Hundred Thousand and no/100 dollars); and

RESOLVED FURTHER, that the Port Director is hereby authorized, empowered and directed to ensure that the provisions of this resolution are appropriately effected.

APPROVE THE RETAIL ELECTRIC RATE SCHEDULE; ADJUST ALL OF THE RETAIL ELECTRIC RATES BY 15.07%; AMEND THE GS-5 AND GS-6 CAPACITY THRESHOLD LEVELS; AND, ADD THE EV-1 RATE SCHEDULE EFFECTIVE AUGUST 1, 2021

Resolution #8253: WHEREAS, the Stockton Port District is a public corporation created for municipal purposes under Section 6290 of the California Harbors and Navigation Code; and

WHEREAS, Stockton Port District staff provided notice for an Electric Utility Rate Adjustment Workshop to its West Complex Tenants (via email) on April 23, 2021 and April 30, 2021; and

WHEREAS, Stockton Port District staff conducted said workshop on May 5, 2021 at 10:30 a.m. located at 315 Fyffe Avenue (on the Port's West Complex) where tenants were invited to attend in-person or online where a PowerPoint presentation was provided explaining the Port's proposed electric utility rate adjustments followed by an opportunity to ask questions; and

WHEREAS, several West Complex Tenants attended on-line; and

WHEREAS, Stockton Port District staff recommends that the Stockton Port District increase its electric rates in order to meet the increased costs associated with regulatory requirements and system reliability needs; and

WHEREAS, Stockton Port District staff have reviewed and recommended amending, revising and/or adding Electric Rate Schedules for its electric utility operation; and

WHEREAS, notice of the public hearing regarding revisions to the Stockton Port District's electric rate schedules were published on June 23, 2021, and July 2, 2021, in *The Record* (Stockton, CA); and

WHEREAS, the Board of Port Commissioners of the Stockton Port District held a public hearing on July 19, 2021, and evidence was presented in support of amending, revising and/or adding to its Electric Rate Schedules; and

WHEREAS, the Board of Port Commissioners of the Stockton Port District considered the proposals of the Stockton Port District staff and considered the evidence presented at the public hearing; now, therefore be it

RESOLVED, that the Board of Port Commissioners of the Stockton Port District hereby adopts the amended, revised, and/or added Electric Rate Schedules, attached hereto as Exhibit A, incorporated herein and will become effective on August 1, 2021; and

RESOLVED FURTHER, that the Port Director is hereby authorized, empowered and directed to ensure that the provisions of this resolution are appropriately effected.

AUTHORIZE THE PORT DIRECTOR TO PURCHASE A GENERAC MOBILE DIESEL GENERATOR FROM WEST COAST ENERGY SYSTEMS UTILIZING GSA PRICING FOR AN AMOUNT NOT-TO-EXCEED \$141,700

Resolution #8254: RESOLVED, by the Stockton Port District Board of Commissioners that the Port Director is hereby authorized, empowered and directed to purchase a Generac mobile diesel generator from West Coast Energy Systems for an amount not-to-exceed \$141,700.00 (One Hundred Forty-One Thousand Seven Hundred and no/100 dollars); and

RESOLVED FURTHER, that the Port Director is hereby authorized, empowered and directed to ensure that the provisions of this resolution are appropriately effected.

Resolutions #8250, #8251, #8252, #8253 and #8254 were passed by the following vote:

COMMISSIONERS IN FAVOR:

Allen, Barkett, Blanchard, Christopherson,
Griffen, Trezza

COMMISSIONERS AGAINST: None
COMMISSIONERS ABSTAINING: None
COMMISSIONERS ABSENT: None
COMMISSIONERS EXCUSED: Duffy

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

Chairman Allen acknowledged there were no items removed from the Consent Calendar.

INFORMATIONAL PRESENTATION REMEDIATION OF LANDFILL AREA – INITIAL REMEDIATION CONSTRUCTION

Development and Planning Director Villanueva provided an executive summary on this agenda item. The staff report was provided to each member of the Board prior to the meeting and was also available as a link on the Agenda posted on the Port's website.

CONSIDERATION AND POSSIBLE APPROVAL OF A CATEGORICAL EXEMPTION 15301 AND 15302 PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AUTHORIZATION FOR PORT STAFF TO FILE A NOTICE OF EXEMPTION RELATED THERETO; AND, A RESOLUTION APPROVING THE PORT DIRECTOR TO AWARD A CONTRACT TO DSS COMPANY DBA KNIFE RIVER CONSTRUCTION FOR ROADWAY REHABILITATION ON THE WEST COMPLEX FOR AN AMOUNT NOT-TO-EXCEED \$744,166.00

Development and Planning Director Villanueva provided an executive summary on this agenda item. The staff report was provided to each member of the Board prior to the meeting and was also available as a link on the Agenda posted on the Port's website.

Chairman Allen acknowledged that there were no requests to address the Port Commission on this matter.

Commissioner Griffen moved, to adopt the following resolution:

Resolution #8255: RESOLVED, that pursuant to Port staff review of, and belief that the Roadway Rehabilitation on the West Complex is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 and 15302 the Stockton Port District Board of Commissioners hereby adopts a CEQA Categorical Exemption for the Roadway Rehabilitation on the West Complex and authorizes the filing of a Notice of Exemption related thereto with San Joaquin County; and

RESOLVED FURTHER, by the Board of Commissioners of the Stockton Port District that the Port Director is hereby authorized, empowered and directed to award the Roadway Rehabilitation on the West Complex contract to DSS Company dba as Knife River Construction in the amount of \$744,166.00 (Seven Hundred Forty-Four Thousand One Hundred Sixty-Six and 00/100 Dollars); and

RESOLVED FURTHER, that the Port Director is authorized, empowered and directed to ensure that the provisions of this resolution are appropriately effected.

Resolution #8255 was passed by the following vote:

COMMISSIONERS IN FAVOR:	Allen, Barkett, Blanchard, Christopherson, Griffen, Trezza
COMMISSIONERS AGAINST:	None
COMMISSIONERS ABSTAINING:	None
COMMISSIONERS ABSENT:	None
COMMISSIONERS EXCUSED:	Duffy

COMMITTEE REPORTS

Chairman Allen acknowledged that there were no Committee Reports.

PORT DIRECTOR'S COMMENTS

Port Director DeJesus provided an executive summary of recent Port activities.

- Current calendar year-to-date shipping reflects 169 ships. Shipping activity for the same period in 2020 reported 126 ships. Current calendar year-to-date tonnage totaled 2,856,469 metric tons. Tonnage for the same period in 2020 totaled 2,115,149 metric tons.
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- Since the last Commission meeting, the following short-term leases have been executed:

Lessee:	Edible Schoolyard Project Stockton, LLC
Location:	Boggs Tract Garden
Term:	5 years

Lessee: Gladys Mendoza
Location: East Complex, World Trade Building, Suite B
Term: 1 year

Lessee: Clean Planet, Inc.
Location: West Complex, 6 acres at 120 McCloy Avenue
Term: 5 years

- Port Director DeJesus provided an update on the challenges associated with a vessel that is loaded with fly ash.
- Port Director DeJesus provided information about two (2) security grants that were recently awarded to the Port.
- Port Director DeJesus provided an update on the Port Strategic Plan process and timeline.

COMMISSION COMMENTS

Commissioner Griffen thanked the Port Director and staff for their work on the vessel loaded with the fly ash product.

Commissioner Christopherson thanked Commissioner Griffen for his help on the vessel loaded with the fly ash product. He also thanked his IT crew (grandsons) in North Idaho for their help with his remote access to the Commission meeting.

Vice Chairperson Blanchard complimented and congratulated the Port Director on the wonderful event that the Stockton Symphony held at the Lindley House.

Chairman Allen thanked Port staff for their work in keeping the Port running due to staff vacations

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Chairman Allen acknowledged that there were no requests to address the Commission.

CLOSED SESSION PURSUANT TO GOVERNMENT CODE §54956.8 REAL PROPERTY TRANSACTION: RECEIVE REPORTS FROM, GIVE INSTRUCTIONS TO & CONFER WITH PORT NEGOTIATOR KIRK DEJESUS REGARDING POTENTIAL REAL PROPERTY TRANSACTION RELATIVE TO 700 ROTH ROAD, LATHROP, SAN JOAQUIN COUNTY, CA

At 3:54 p.m. Chairman Allen announced that, in accordance with the Ralph M. Brown Act, an executive session would be conducted by the Board of Commissioners pursuant to Government

Code §54956.8. The general public and other Port staff was excused from the meeting, and the closed session commenced at 3:55 p.m. Port Director DeJesus and Aschieris, Senior Deputy Director Escobar, Director of Finance Bowling, Director of Maritime Operations Katindoy, Director of Human Resources and Administration Services Miller, Director of Development and Planning Villanueva, Director of Environmental and Public Affairs Wingfield, Port Real Estate Marketing Manager Aguilar, Marketing Manager Grossgart and Port Counsel Herum remained for the executive session.

At 4:10 p.m., Chairman Allen re-opened the meeting in public session. He reported that the Port Commission took no formal, reportable action during the closed session.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 4:11 p.m. by Chairman Allen.

Melanie Rodriguez
Secretary to the Board

Chairman R. Jay Allen