



MINUTES
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039

February 27, 2019

A. CLOSED SESSION

A closed session was held immediately prior to the public open meeting to consider the following items:

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: a. The Moss Landing Commercial Park; b. Sea Harvest Restaurant; c. North Harbor Restaurant negotiations with various parties.
2. Meet pursuant to Government Code Section §54957 to consider Employment and Appointment of General Manager/Harbormaster.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The open session was called to order at 7:08pm. After the Pledge of Allegiance Roll was called.

Commissioners Present:

Russ Jeffries – President
Tony Leonardini – Vice President
Vince Ferrante – Secretary
Peggy Shirrel - Commissioner
James Goulart – Commissioner

Staff Present:

Linda G. McIntyre – General Manager
Mike Rodriquez – District Counsel
Tom Razzeca – Assistant General Manager
Shay Shaw– Administrative Assistant

C. ADMINISTERING OATH OF OFFICE CEREMONY

1. President Jeffries administered the Oath of Office to Commissioners Leonardini, Ferrante and Goulart.

President Jeffries brought Item 23 under New Business forward to be heard at this time.

23. ITEM – Consider proposal(s) and select consultant regarding marketing the North harbor restaurant. Darryl Kenyon gave a presentation to the Board regarding his proposal to represent the District during marketing and negotiations for North Harbor Building. Commissioner Goulart asked about Mr. Kenyon's' marketing strategy for finding potential building occupants, Mr. Kenyon briefly described what he would do. President Jeffries said the Board will take the information provided into consideration and respond back to Mr. Kenyon at a later date.

D. PRESIDENT'S REMARKS

The President announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel, and the Board will adjourn to continue with the Closed Session following the conclusion of the Open Session.

E. PUBLIC COMMENTS

Monterey Bay Fisheries Trust Executive Director, Sherry Flummerfelt introduced Board Director Steve Scheiblauber and gave an informative power point presentation about the organization in support of the fishing heritage in Monterey Bay.

G. ELECTION OF OFFICERS

2. Assistant General Manager Razzeca opened the nominations. A nomination was made by Commissioner Goulart to elect the following slate of officers: President – Russ Jeffries, Vice President – Tony Leonardini and Secretary – Vince Ferrante. Commissioner Ferrante made a motion to close the nominations, seconded by Commissioner Leonardini: The motion passed unanimously on a roll call vote. The officers were congratulated on being re-elected to their posts.

H. COMMITTEE APPOINTMENTS

3. President Jeffries appointed members of the Board to the various District committees:

- a. Elkhorn Slough Advisory Committee – Leonardini/Goulart
- b. Liveaboard Committee – Goulart/Jeffries
- c. Harbor Improvement Committee – Shirrel/Goulart
- d. Real Property Committee I – Jeffries/Goulart
- e. Real Property Committee II – Ferrante/Shirrel
- f. Special Districts/CSDA – Ferrante/Jeffries
- g. Personnel Committee – Ferrante/Jeffries
- h. Finance Committee – Ferrante/Goulart
- i. Ad Hoc Budget Committee – Leonardini/Shirrel

I. CONSENT CALENDAR

4. Approval of the January 23, 2019 Regular Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Leonardini, to approve the January 23, 2019 Regular Meeting Minutes. The motion passes 4-0-1-0. (Commissioner Goulart Abstained)

J. FINANCIAL REPORT

5. Financial report month ending January 31, 2019. GM McIntyre gave the highlights. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart, to accept the Financial Report. The motion passed unanimously on a roll call vote.

K. MANAGER'S REPORTS

The General Manager and Assistant General Manager provided written reports as follows:

6. Projects Status/Update –written report/no questions
7. Community Relations; Requests/Issues – written report/no questions
8. Summary of Permits Issued – written report/no questions
9. Meeting Announcements – written report/no questions
10. Assigned Liveaboard Report – written report/no questions
11. Slip Income Report – written report/no questions
12. Incident Report – written report/no questions

L. COMMITTEE REPORTS

13. Elkhorn Slough Advisory Committee – Leonardini/Goulart- Nothing to report
14. Liveaboard Committee – Goulart/Jeffries – Nothing to report
15. Harbor Improvement Committee – Shirrel/ Goulart – Nothing to report
16. Real Property Committee I – Jeffries/Leonardini – President Jeffries reported meeting with Darryl Kenyon, the broker who made a presentation earlier in the meeting.
17. Real Property Committee II – Ferrante/Shirrel – Nothing to report
18. Special Districts/CSDA – Jeffries/Ferrante – Nothing to report
19. Personnel Committee – Ferrante/Jeffries – Nothing to report

20. Finance Committee – Ferrante/Goulart – Nothing to report
21. Ad Hoc Budget Committee – Leonardini/Shirrel – On agenda
22. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements): President Jeffries reported that he attended several MLCP & Planning Commission meetings. The Planning Commission has asked for the red lined version of the 1982 MLCP plan to compare changes County staff is proposing in the new plan. General Manager McIntyre made comments about the upcoming Castroville Community Services District meeting and distributed a letter she sent to CCSD requesting that additional sewer service be included in the General Plan. President Jeffries requested the date and time of that meeting.

M. NEW BUSINESS

23. ITEM – Consider proposal(s) and select consultant regarding marketing the North Harbor Restaurant. THIS ITEM WAS HEARD IMMEDIATELY FOLLOWING THE OATH OF OFFICE.

- a. Staff report .
- b. Public comment
- c. Board discussion
- d. Board action

24. ITEM – Public hearing and Board consideration of issuance of a construction permit to the San Jose State University Foundation.

- a. Staff report – AGM Razzeca gave the report
- b. Public comment - none
- c. Board discussion – Commissioner Leonardini asked what conditions staff intended to put in the permit and if the work would be done over our property. AGM Razzeca said special conditions were included in the draft permit and all work will be done on SJSUF property. President Jeffries raised concerns regarding BMP's used by the contractor that will protect Harbor water. Commissioner Ferrante thought barriers would be appropriate. District Counsel Mike Rodriguez noted that the District could require that SJSUF provide a copy of the BMP's for review by District staff prior to issuance of the permit. Commissioner Leonardini requested that in the future SJSUF bring their permit requests to the Board for review earlier.

d. Board action – A Motion was made by Commissioner Goulart, seconded by Commissioner Shirrel to approve the construction permit for Del Mar Wharf Repair Phase 1 Demolition on the condition that staff has received and approved of SJSUF BMP's prior to issuance. The Motion passed unanimously on a roll-call vote.

25. ITEM – Consider Authorizing General Manager to consolidate bank accounts.

- a. Staff report – General Manager McIntyre gave the report
- b. Public comment – None
- c. Board discussion – None
- d. Board action – A Motion was made by Commissioner Leonardini, seconded by Commissioner Ferrante, to authorize the General Manager to implement the above bank account consolidation proposal. The motion passed unanimously on a roll-call vote.

26. ITEM – Consider Adopting Preliminary Budget for 2019-2020 Fiscal Year.

- a. Staff report – General Manager McIntyre gave the report
- b. Public comment – None

c. Board discussion – Commissioner Shirrel thanked Commissioner Leonardini for doing a great job on the budget in her absence during the budget meetings. Commissioner Leonardini commended General Manager McIntyre and AGM Razzeca on their efforts preparing the draft budget for Budget Committee review.

d. Board action – A Motion was made by Commissioner Shirrel, seconded by Commissioner Goulart, to adopt the Preliminary budget for 2019-2020 Fiscal Year. The motion passed unanimously on a roll-call vote.

27. ITEM – Consider modification(s) to District policy on memberships and fees.

a. Staff report – General Manager McIntyre gave the report and recommended the appointment of a Commissioner Compensation and Membership Organization Review Committee

b. Public comment – None

c. Board discussion – President Jeffries commented that he believes Commissioners should be able to attend meetings and training sessions as outlined in the Bylaws. Commissioner Shirrel recommends the District interact more with the County.

d. Board action – President Jeffries appointed Commissioner Goulart and himself as the CoCoMo Committee to review the historical information, records, and data on the various organizations as well as review the Commissioner Compensation section of the District's Bylaws and report its findings and recommendations back to the full Board at a future meeting.

N. COMMISSIONERS COMMENTS AND CONCERNS

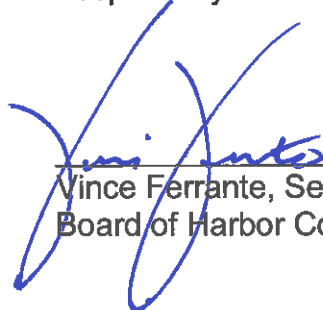
Commissioner Ferrante mentioned there is a CSDA Board Election coming up. Commissioner Goulart asked about the Pot Stop building and General Manager McIntyre explained why the building has not yet been demolished.

The Board Adjourned to Closed Session at 9:08 pm to continue discussion on Item 2. Consider Employment and Appointment of General Manager/Harbormaster. Commissioner Leonardini recused himself from the Closed Session and the President requested the General Manager also leave the room. At 10:07 pm the Board reconvened in Open Session to report out that no action was taken in the Closed Session; direction was given to District Counsel.

O. ADJOURNMENT

The meeting adjourned at 10:08pm

Respectfully submitted,



Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:



Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners