



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

September 27, 2023 – 7:00 P.M.

Tommy Razzeca is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/82099357308?pwd=4aAyQptVdTLHfFCJ2EWtp2PmlSIF8K.1>

Meeting ID: 820 9935 7308

Passcode: 617510

One tap mobile

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+16699006833,,82099357308#,,,,*617510# US (San Jose)

A. CLOSED SESSION

A Closed Session will be held immediately prior to the public open meeting, and will begin at **6:00 p.m.** to consider the following items. The public open meeting will begin at **7:00 p.m., or as soon thereafter as the Closed Session is concluded**, and any action taken during the Closed Session will be reported out at that time.

1. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park. Negotiating parties: General Manager and District Counsel.
2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor and property adjacent to Hwy 1 in the Moss Landing North Harbor.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President

Vince Ferrante- Vice President

James Goulart – Secretary

Liz Soto - Commissioner

Albert Lomeli – Commissioner

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

The President will use this opportunity to inform the public of issues affecting the District and other items of a general nature not otherwise provided for on this agenda.

D. PUBLIC COMMENTS

Members of the general public may address the Board of Harbor Commissioners regarding any item that is not on the Agenda. The President may limit the total amount of time of testimony on particular issues and for each individual speaker.

E. CONSENT CALENDAR

1. Approval of August 23, 2023 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending August 31, 2023

G. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

3. Projects Status/Update
4. Summary of Permits Issued
5. Meeting Announcements
6. Assigned Liveboard Report
7. Slip Income Report
8. Incident Report

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart
10. Elkhorn Slough Advisory Committee – Lomeli
11. Special Districts – Jeffries/Ferrante
12. Liveboard Committee – Soto/Lomeli
13. Harbor Improvement Committee – Soto/Lomeli
14. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative)
15. Real Property Committee II – Goulart/Soto
16. Personnel Committee – Jeffries/Goulart
17. Ad Hoc Budget Committee – Goulart/Soto
18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. NEW BUSINESS

19. CONSIDER RESOLUTION 23-05 DEDICATING A MEMORIAL IN THE MOSS LANDING COMMUNITY PARK TO FERNANDO VELASQUEZ

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

J. COMMISSIONERS COMMENTS AND CONCERNS

Commissioners may address items of concern at this time, and may request that items be placed on future agendas in accordance with the By-laws of the Board.

K. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled October 25, 2023 at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@mosslandingharbor.dst.ca.us or at 831.633.2461 no less than 72 hours prior to the meeting or if a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and/or by contacting the District at 831.633.5417 or Razzeca@mosslandingharbor.dst.ca.us or on the District's website at www.mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



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

August 23, 2023

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/82230384869?pwd=TVRaM2NHMDRGZXFMODErRkMwVWZBUT09>

Meeting ID: 822 3038 4869

Passcode: 016414

One tap mobile

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A. CLOSED SESSION

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

1. Meet and confer with legal counsel pursuant to Government Code 54956.9(d)(4) deciding whether to initiate litigation regarding 2 separate matters.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park. Negotiating parties: General Manager and District Counsel.
3. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:07PM. Roll was called, followed by the Pledge of Allegiance.

Commissioners Present:

Russ Jeffries – President
Vince Ferrante- Vice President
James Goulart – Secretary
Liz Soto - Commissioner
Albert Lomeli – Commissioner

Staff Present:

Tommy Razzeca – General Manager
Mike Rodriguez – District Counsel
Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

President Jeffries announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel.

D. PUBLIC COMMENTS

None.

E. CONSENT CALENDAR

1. Approval of August 3, 2023 Meeting Minutes. A motion was made by Commissioner Goulart, seconded by Commissioner Ferrante to approve the August 2023 Regular Meeting Minutes. The motion passed on a roll call vote.

F. FINANCIAL REPORT

2. Financial report month ending July 31, 2023. GM Razzeca gave the report. A motion was made by Commissioner Soto, seconded by Commissioner Goulart to accept the financial report. The motion passed unanimously on a roll call vote.

G. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

3. Projects Status/Update – written report/no questions

4. Summary of Permits Issued – written report/no questions
5. Meeting Announcements – written report/no questions
6. Assigned Liveboard Report – written report/no questions
7. Slip Income Report – written report/no questions
8. Incident Report – written report/no questions

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart – noting to report
10. Elkhorn Slough Advisory Committee – Lomeli – nothing to report
11. Special Districts – Jeffries/Ferrante – President Jeffries announced that Commissioner Ferrante would be receiving a special award from CSDA. Commissioner Ferrante added that he will be the recipient of the William Hollingsworth award who is the founder of the Special Districts in California. Commissioner Ferrante invited the Board Members and the GM if available to attend the luncheon ceremony on August 30th in Monterey California.
12. Liveboard Committee – Soto/Lomeli – noting to report
13. Harbor Improvement Committee – Soto/Lomeli – noting to report
14. Real Property Committee I – Jeffries/Ferrante/Leonardini (Appointed Public Representative) – nothing to report
15. Real Property Committee II – Goulart/Soto – Commissioner Goulart said that they have been in meetings with staff regarding a Memorial for Fernando Velasquez and they will be reporting out to the Board at an upcoming meeting with their recommendation.
16. Personnel Committee – Jeffries/Goulart – nothing to report
17. Ad Hoc Budget Committee – Goulart/Soto – nothing to report
18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written - nothing to report

I. NEW BUSINESS

19. CONSIDER RESOLUTION 23-04 ACCEPTING A FUNDING AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE FOR A MLHD OSPR SPILL RESPONSE TRAILER.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – President Jeffries asked where staff would house the trailer. GM Razzeca responded the trailer will be housed in the maintenance yard and this will benefit the Harbor because Monterey County is no longer providing absorbent pads. Commissioner Goulart asked do we have to pay upfront and they reimburse the Harbor District at a later time. GM Razzeca responded to my understanding they are funding the trailer and we are just housing it on District property. President Jeffries said that he would like to see the actual funding agreement so we understand what they are expecting from us before we make a final decision. Further discussion ensued.
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to accept a funding agreement with the California Department of Fish and Wildlife for a MLHD OSPR Spill Response Trailer. The motion passed unanimously on a roll-call vote.

J. COMMISSIONERS COMMENTS AND CONCERNS

Commissioners may address items of concern at this time, and may request that items be placed on future agendas in accordance with the By-laws of the Board.

K. ADJOURNMENT

President Jeffries adjourned the meeting at 7:32 pm.

Respectfully submitted,

ATTEST:

James Goulart, Secretary
Board of Harbor Commissioners

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of August 31, 2023

	<u>Aug 31, 23</u>	<u>Aug 31, 22</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · 1st Capital Trust Account	3,448,939	4,360,915	-911,976	-21%
1001 · 1st Capital Operating Account	4,573,314	2,331,493	2,241,821	96%
1015 · 1st Capital Bank	1,901,106	1,891,626	9,480	1%
1020 · Umpqua - Restricted	1,017,255	1,017,153	102	
Total Checking/Savings	<u>10,941,114</u>	<u>9,601,687</u>	<u>1,339,427</u>	<u>14%</u>
Accounts Receivable				
1250 · Lease Receivable	4,345,052	4,553,459	-208,407	-5%
1120 · Leases				
1282 · NNN Receivable	101,372	94,248	7,124	8%
1284 · Local Bounty	2,067	3,717	-1,650	-44%
1291 · Monterey Bay Kayak % Rent	12,604	18,353	-5,749	-31%
1120 · Leases - Other	7,334	2,757	4,577	166%
Total 1120 · Leases	<u>123,377</u>	<u>119,075</u>	<u>4,302</u>	<u>4%</u>
1200 · Marina Receivables	128,117	116,789	11,328	10%
1201 · Marina - Allow for Bad Debt	-38,333	-30,125	-8,208	-27%
Total Accounts Receivable	<u>4,558,213</u>	<u>4,759,198</u>	<u>-200,985</u>	<u>-4%</u>
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	213,639	179,826	33,813	19%
Total 1271 · Prepaid Expenses	<u>213,639</u>	<u>179,826</u>	<u>33,813</u>	<u>19%</u>
Total Other Current Assets	<u>213,639</u>	<u>179,826</u>	<u>33,813</u>	<u>19%</u>
Total Current Assets	<u>15,712,966</u>	<u>14,540,711</u>	<u>1,172,255</u>	<u>8%</u>
Fixed Assets				
1650 · Construction in Progress	4,900,572	4,900,572		
1670 · Equipment	555,676	546,875	8,801	2%
1700 · Improvements				
1710 · NH Buildings & Improvements	7,009,773	7,009,773		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,506,844	8,325,615	181,229	2%
1740 · SH Floating Docks	9,583,746	9,583,746		
Total 1700 · Improvements	<u>26,257,256</u>	<u>26,076,027</u>	<u>181,229</u>	<u>1%</u>

Moss Landing Harbor District

Balance Sheet

As of August 31, 2023

	Aug 31, 23	Aug 31, 22	\$ Change	% Change
1800 · Less - Depreciation				
1805 · Equipment	-478,679	-459,479	-19,200	-4%
1810 · NH Buildings & Improvements	-4,431,259	-3,915,459	-515,800	-13%
1820 · NH Floating Docks	-524,674	-524,674		
1825 · NH Offsite Improvements	-547,074	-529,074	-18,000	-3%
1830 · SH Buildings & Improvements	-6,502,441	-6,394,441	-108,000	-2%
1840 · SH Floating Docks	-7,610,958	-7,226,958	-384,000	-5%
Total 1800 · Less - Depreciation	-20,095,085	-19,050,085	-1,045,000	-5%
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	13,261,279	14,116,249	-854,970	-6%
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	7,589	7,589		
TOTAL ASSETS	28,981,834	28,664,549	317,285	1%

Moss Landing Harbor District
Balance Sheet
As of August 31, 2023

	<u>Aug 31, 23</u>	<u>Aug 31, 22</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	20,853	22,213	-1,360	-6%
Total Accounts Payable	<u>20,853</u>	<u>22,213</u>	<u>-1,360</u>	<u>-6%</u>
Other Current Liabilities				
2005 · Accrued Employee IRA		773	-773	-100%
2020 · Accrued Salaries Payable	15,296	35,142	-19,846	-56%
2021 · Accrued Vacation	35,386	35,386		
2023 · Accrued Payroll Taxes	821	7,716	-6,895	-89%
2030 · Customer Deposits	362,527	360,831	1,696	0%
2050 · Employee 457 Payable		600	-600	-100%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	7,501	4,411	3,090	70%
Total 2051 · Note Interest Payable	<u>7,501</u>	<u>4,411</u>	<u>3,090</u>	<u>70%</u>
2080 · Prepaid Berth Fees	190,374	204,383	-14,009	-7%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	19,625	19,625		
Total Other Current Liabilities	<u>646,530</u>	<u>683,867</u>	<u>-37,337</u>	<u>-5%</u>
Total Current Liabilities	<u>667,383</u>	<u>706,080</u>	<u>-38,697</u>	<u>-5%</u>
Long Term Liabilities				
2200 · Deferred RTU Lease Revenue	4,430,689	4,634,584	-203,895	-4%
2605 · Umpqua Loan	1,614,535	1,857,376	-242,841	-13%
Total Long Term Liabilities	<u>6,045,224</u>	<u>6,491,960</u>	<u>-446,736</u>	<u>-7%</u>
Total Liabilities	<u>6,712,607</u>	<u>7,198,040</u>	<u>-485,433</u>	<u>-7%</u>
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	15,767,595	14,904,941	862,654	6%
Net Income	45,401	105,337	-59,936	-57%
Total Equity	<u>22,269,227</u>	<u>21,466,509</u>	<u>802,718</u>	<u>4%</u>
TOTAL LIABILITIES & EQUITY	<u><u>28,981,834</u></u>	<u><u>28,664,549</u></u>	<u><u>317,285</u></u>	<u><u>1%</u></u>

Moss Landing Harbor District
Statement of Cash Flows
July through August 2023

	<u>Jul - Aug 23</u>
OPERATING ACTIVITIES	
Net Income	45,401
Adjustments to reconcile Net Income	
to net cash provided by operations:	
1120 · Leases	-1,660
1120 · Leases:1291 · Monterey Bay Kayak % Rent	4,565
1120 · Leases:1230 · Sea Harvest	4,792
1200 · Marina Receivables	-38,681
1201 · Marina - Allow for Bad Debt	5,500
1250 · Lease Receivable	71,062
1120 · Leases:1282 · NNN Receivable	2,134
1271 · Prepaid Expenses:1270 · Insurance	-207,448
1800 · Less - Depreciation:1805 · Equipment	3,200
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	161,800
1800 · Less - Depreciation:1825 · NH Offsite Improvements	3,000
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	18,000
1800 · Less - Depreciation:1840 · SH Floating Docks	64,000
2010 · Accounts Payable	270,719
2020 · Accrued Salaries Payable	3,217
2023 · Accrued Payroll Taxes	-1,051
2030 · Customer Deposits	-3,125
2080 · Prepaid Berth Fees	21,930
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-18,193
Net cash provided by Operating Activities	409,162
FINANCING ACTIVITIES	
2200 · Deferred RTU Lease Revenue	-90,484
2605 · Umpqua Loan	-242,841
Net cash provided by Financing Activities	-333,325
Net cash increase for period	75,837
Cash at beginning of period	10,865,276
Cash at end of period	10,941,113

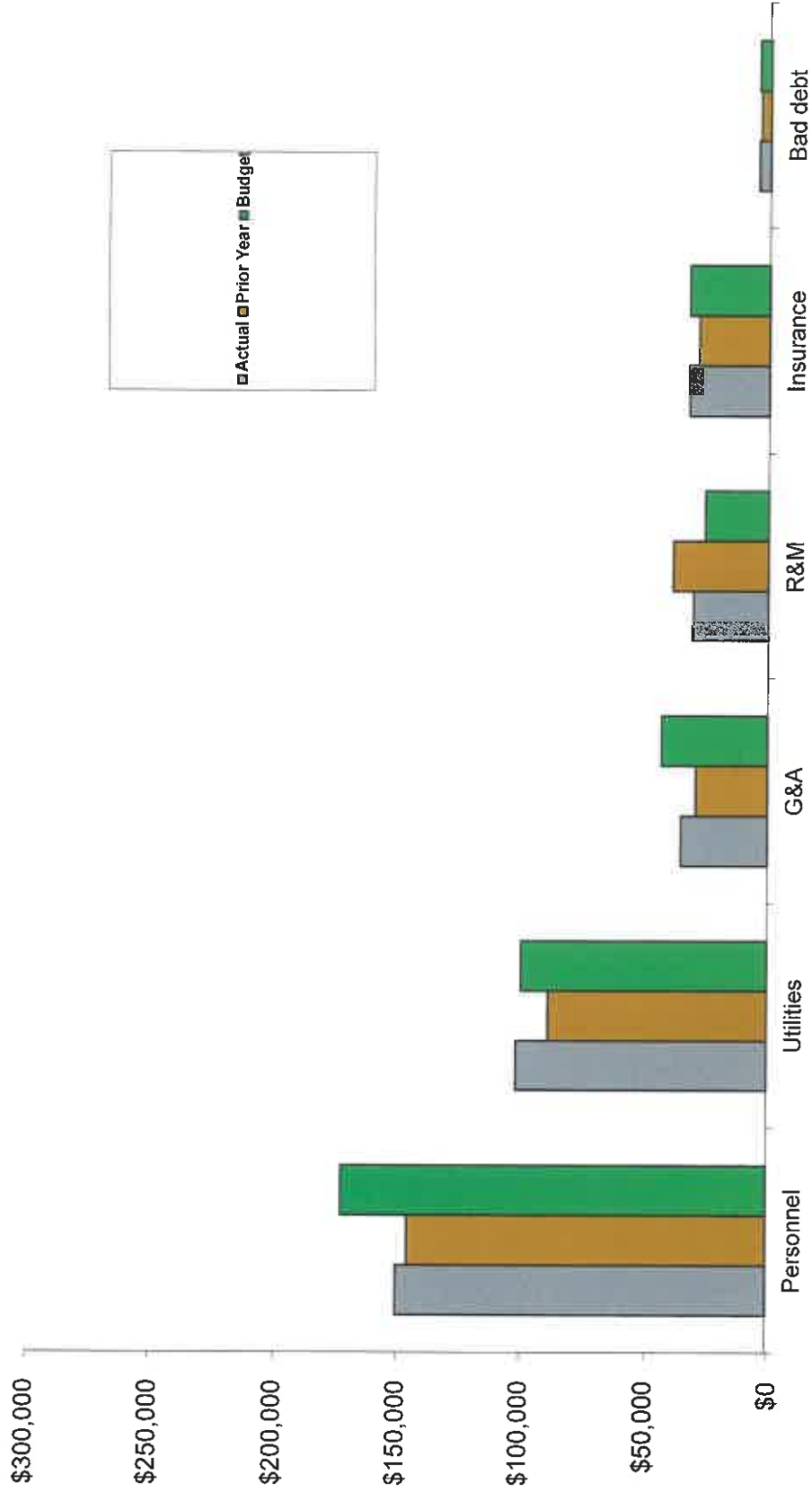
Moss Landing Harbor District
Warrant Listing
As of August 31, 2023

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
1001 - 1st Capital Operating Account				
Bill Pmt -Check	08/01/2023	20230	Ventek International	0.00
Check	08/02/2023	ATM	SWRCB Fees	-2,734.00
Check	08/03/2023		Payroll Partners	-145.98
Check	08/04/2023	4133	Neal Norris	-1,076.25
Check	08/04/2023	4134	Franchise Tax Board	-254.58
Check	08/08/2023		NPC Merchant Pymt Proc	-3,302.46
Bill Pmt -Check	08/15/2023	20231	Alan Sandoval	-550.00
Bill Pmt -Check	08/15/2023	20232	Auto Care LifeSaver Towing	-1,548.00
Bill Pmt -Check	08/15/2023	20233	Big Creek Lumber	-779.73
Bill Pmt -Check	08/15/2023	20234	Carmel Marina Corporation	-1,804.44
Bill Pmt -Check	08/15/2023	20235	Castroville "ACE" Hardware	-283.05
Bill Pmt -Check	08/15/2023	20236	Damm Good Water	-63.60
Bill Pmt -Check	08/15/2023	20237	Despard Marine Services	-500.00
Bill Pmt -Check	08/15/2023	20238	Employ America	-1,369.78
Bill Pmt -Check	08/15/2023	20239	Employment Development Dept.	-448.00
Bill Pmt -Check	08/15/2023	20240	Fernando Oliveira	-6,154.69
Bill Pmt -Check	08/15/2023	20241	George Varier -	-262.20
Bill Pmt -Check	08/15/2023	20242	Hodges Consulting Services	-340.00
Bill Pmt -Check	08/15/2023	20243	Hudson Martin	-3,438.00
Bill Pmt -Check	08/15/2023	20244	Joseph Montgomery	-550.00
Bill Pmt -Check	08/15/2023	20245	MBS Business Systems	-101.38
Bill Pmt -Check	08/15/2023	20246	Michael Kauffmann	-668.94
Bill Pmt -Check	08/15/2023	20247	Monterey One Water	-719.02
Bill Pmt -Check	08/15/2023	20248	Monterey Sanitary Supply	-986.32
Bill Pmt -Check	08/15/2023	20249	MP Express	0.00
Bill Pmt -Check	08/15/2023	20250	Pajaro Valley Lock Shop	-100.75
Bill Pmt -Check	08/15/2023	20251	Pajaro/Sunny Mesa C.S.D.	-3,753.85
Bill Pmt -Check	08/15/2023	20252	PG&E	-30,000.00
Bill Pmt -Check	08/15/2023	20253	Razzolink, Inc.	-136.85
Bill Pmt -Check	08/15/2023	20254	Streamline	-200.00
Bill Pmt -Check	08/15/2023	20255	Tommy Razzeca	-350.00
Bill Pmt -Check	08/15/2023	20256	Tony Leonardini	-345.25
Bill Pmt -Check	08/15/2023	20257	U.S. Bank	-901.44
Bill Pmt -Check	08/15/2023	20258	U.S. Bank - Office Equipment Finance Svc	-271.21
Bill Pmt -Check	08/15/2023	20259	Vision Sevice Plan	-85.96
Bill Pmt -Check	08/15/2023	20260	West Marine Pro	-204.29
Bill Pmt -Check	08/15/2023	20261	Dock Boxes	-4,855.94
Bill Pmt -Check	08/15/2023	20262	Ferrante, Vincent	-91.35
Bill Pmt -Check	08/15/2023	20263	Lloyd Ayres	-500.00
Bill Pmt -Check	08/15/2023	20264	ROI Safety Services, LLC	-3,400.00
Bill Pmt -Check	08/15/2023	20265	Valero Marketing and Supply Company	-537.99
Bill Pmt -Check	08/15/2023	20266	Mechanics Bank	-429.92
Bill Pmt -Check	08/15/2023	20267	AT&T	-789.64
Bill Pmt -Check	08/15/2023	20268	Carmel Marina Corporation	-8,259.38

Moss Landing Harbor District
Warrant Listing
As of August 31, 2023

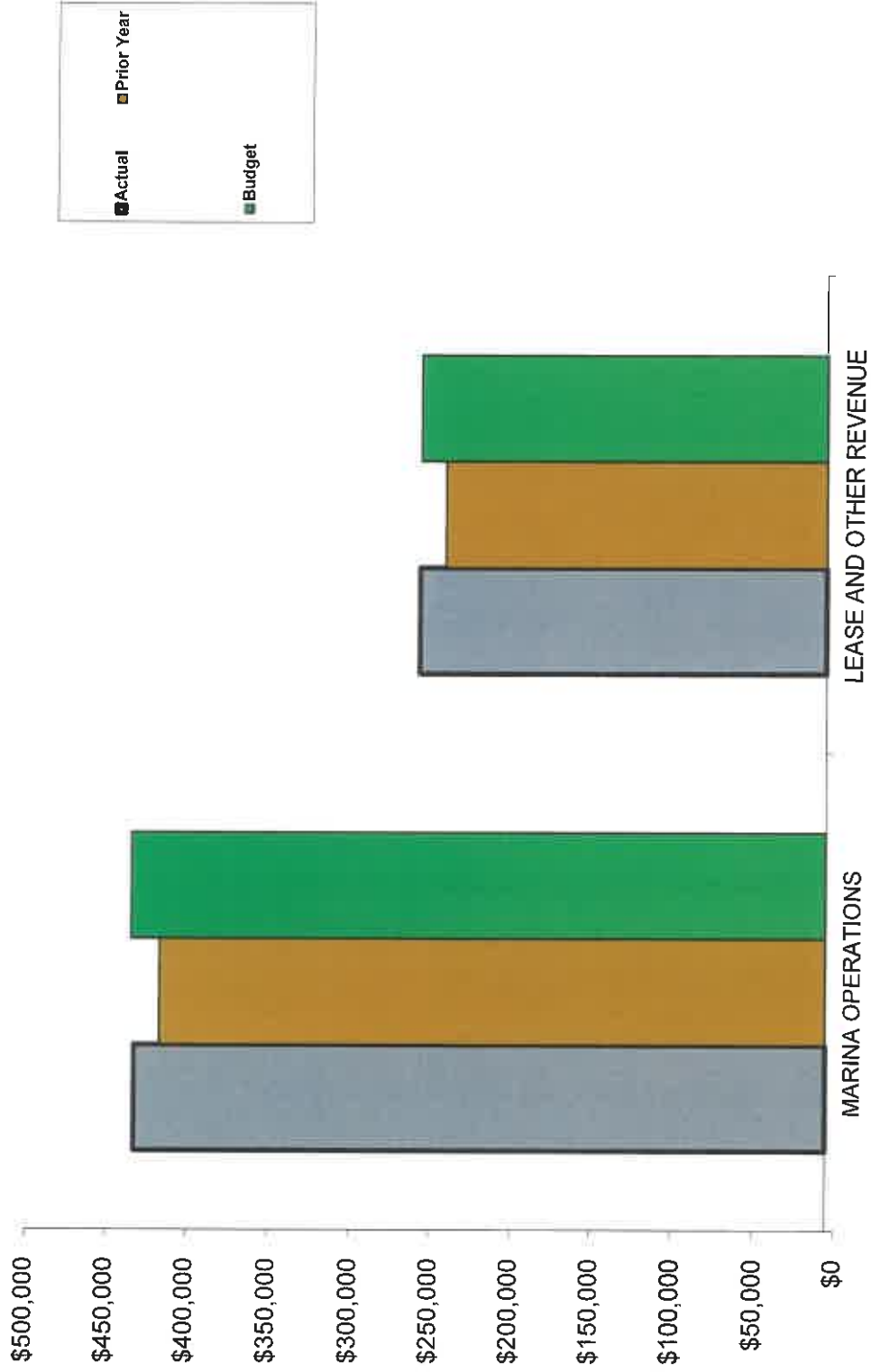
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	08/15/2023	20269	Monterey One Water	-8,822.30
Bill Pmt -Check	08/15/2023	20270	Carmel Marina Corporation	-230.90
Bill Pmt -Check	08/15/2023	20271	Mechanics Bank	-493.89
Bill Pmt -Check	08/15/2023	20272	Mechanics Bank	-924.97
Bill Pmt -Check	08/15/2023	20273	VALIC	-2,986.50
Bill Pmt -Check	08/16/2023	20274	Carmel Marina Corporation	-1,935.20
Bill Pmt -Check	08/16/2023	20275	Hudson Martin	-775.24
Bill Pmt -Check	08/16/2023	20276	Janvis Fay, LLP	-2,880.00
Check	08/17/2023		Payroll Partners	-153.69
Check	08/18/2023	4135	Ferrante, Vincent	-325.64
Check	08/18/2023	4136	Goulart, James	-114.31
Check	08/18/2023	4137	Jeffries, Russell	-342.93
Check	08/18/2023	4138	Neal Norris	-1,076.24
Check	08/18/2023	4139	Franchise Tax Board	-284.88
Bill Pmt -Check	08/28/2023	20277	Auto Care LifeSaver Towing	-1,104.00
Bill Pmt -Check	08/28/2023	20278	Big Creek Lumber	-1,217.31
Bill Pmt -Check	08/28/2023	20279	CalPERS	-7,240.27
Bill Pmt -Check	08/28/2023	20280	Cintas	-455.16
Bill Pmt -Check	08/28/2023	20281	Corralitos Electric	-464.00
Bill Pmt -Check	08/28/2023	20282	Haley & Aldrich, Inc.	-4,746.30
Bill Pmt -Check	08/28/2023	20283	Home Depot	-516.70
Bill Pmt -Check	08/28/2023	20284	Hudson Martin	-1,174.00
Bill Pmt -Check	08/28/2023	20285	Jason Hines	-1,151.18
Bill Pmt -Check	08/28/2023	20286	Mark Pastick	-500.00
Bill Pmt -Check	08/28/2023	20287	MBS Business Systems	-93.38
Bill Pmt -Check	08/28/2023	20288	Moss Landing Boat Works	-2,500.00
Bill Pmt -Check	08/28/2023	20289	MP Express	-432.69
Bill Pmt -Check	08/28/2023	20290	Pacific Parking Systems, Inc.	-11,993.30
Bill Pmt -Check	08/28/2023	20291	Purchase Power	-53.62
Bill Pmt -Check	08/28/2023	20292	WASH	-440.94
Bill Pmt -Check	08/28/2023	20293	Wendy L. Cumming, CPA	-3,547.50
Bill Pmt -Check	08/30/2023	20294	Moss Landing Boat Works	-500.00
Check	08/31/2023		Payroll Partners	-157.13
Total 1001 - 1st Capital Operating Account				-142,928.41
TOTAL				-142,928.41

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
August 31, 2023**



**** Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
August 31, 2023**





BOARD OF HARBOR COMMISSIONERS

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Vincent Ferrante
James Goulart
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Albert Lomeli

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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING September 27, 2023

1. North Harbor Building: This project has been approved by Monterey County and staff along with our architect are in the process of preparing bid documents so that the project can be advertised and a public bid opening for the project can be scheduled. At this time, staff awaits the completion of a required planning review which for some reason has yet to be completed by Monterey County after 9 months of waiting. Our goal is to have completed the bid opening in October with the hopes of receiving an acceptable bid so that contractor selection hopefully take place during on the regular meeting of the Board on October 25, 2023 or at a special meeting in early November of 2023 if needed.

2. North Harbor Inn Project: This project remains on hold while the District explores options with the property.

3. Harbor Infrastructure Improvement Project: Resulting from the tsunami that took place on January 15, 2022, staff discovered that the District has sustained damage to piles, docks, shoreline and navigation channels in the Harbor. The Districts consultant, Sea Engineering, has been preparing project design plans for submittal to the various permitting agencies for permits to complete the project. Currently staff awaits issuance of permits which are expected sometime during Summer 2023. Once permits have been issued staff will put the project out to bid, secure a contractor and begin the infrastructure improvement project. The Staff goal is to have the project underway during Winter of 2023. Staff has provided an updated timeline below for reference.

- Project Design
 - Completed
- Permitting
 - In Process - permit applications for CCC, USACE, and Regional Water Quality Board have been submitted.
 - Schedule - Final applications were submitted June 2023 to meet the expectation of approval. Awaiting permit issuance, project start estimated Winter 2023

4. Harbor Maintenance Dredging and FEMA Project: The District is currently in the preparation process to dredge the Harbor during the Summer/Fall of 2024. Resulting from the
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Atmospheric River Storms experienced earlier this winter, staff discovered that a significant amount of sediment washed into the Harbor berthing spaces and navigation channels. Because the storms associated with the additional sediment accumulation did receive an emergency declaration, staff was able to apply for FEMA funding to remove dredge material directly associated with the storm event. Staff has completed and submitted our emergency funding application to FEMA with a cost estimate of \$1,144,454.52 for removal of the debris associated with the storm event. Staff will continue to update the Board with additional information regarding this project and our FEMA application as it becomes available.

5. B Dock Concrete Dock Replacement Project: B Dock has sections of concrete docks that have been in use for over 40 years and need replacement. Staff coordinated with Sea Engineering (the Districts structural engineering consultant) earlier this spring to begin the process of acquire quotes for the concrete docks to be replaced with the hope of having the project underway as quickly as possible once the 23/24 budget began on July 1, 2023. The Districts concrete dock builder/vender Kie-Con has begun production of the docks and though staff had hoped to have the new docks installed by the end of Summer, it looks as though the delivery and installation of the docks won't take place until late fall or possibly Winter of this year. Staff will continue to update the Board regarding this project until its completion.



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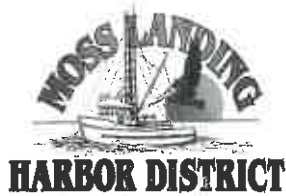


GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF SEPTEMBER 27, 2023

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2023	Current	Facilities Use	01/01/24
Blue Ocean Whale Watch	2/18/2023	Current	Facilities Use	2/18/2024
Whisper Charters	2/28/2023	Current	Facilities Use	2/28/2024
Fast Raft	3/28/2023	Current	Facilities Use	3/28/2024
Monterey Eco Tours	4/16/2023	Current	Facilities Use	4/16/2024
Oceanic Expeditions	4/21/2023	Current	Facilities Use	4/21/2024
Kahuna Sportsfishing	4/25/2023	Current	Facilities Use	4/25/2024
Venture Quest Kayaking	6/12/2023	Current	Facilities Use	6/12/2024
Monterey Bay Hydrobikes	6/12/2023	Current	Facilities Use	6/12/2024
Reel Nasty Sportfishing	6/12/2023	Current	Facilities Use	6/12/2024
Last Meal Sportfishing	6/12/2023	Current	Facilities Use	6/12/2024
Kayak Connection	6/30/2023	Current	Facilities Use	6/30/2024
Sanctuary Cruises	6/30/2023	Current	Facilities Use	6/30/2024
Sea Goddess Whale Watching-Tours	6/30/2023	Current	Facilities Use	6/30/2024
MBARI-Slough Test Moorings	6/30/2023	Current	Facilities Use	6/30/2024
Slater Moore Photography	07/07/2023	Current	Facilities Use	07/07/2024
Elkhorn Slough Safari - Tours	10/19/2022	Current	Facilities Use	10/19/2023
Blue Water Ventures	10/30/2022	Current	Facilities Use	10/30/2023
Wild Fish-Vicki Crow	11/30/2022	Current	Peddlers	11/30/2023



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ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF SEPTEMEBR 27, 2023

Monterey County Fish and Game Advisory Commission – Meetings are on the 2nd Tuesday of even months. <http://www.co.monterey.ca.us/bcandc/fishgame.html>

Monterey Bay Sanctuary Advisory Council Meetings – 2023 - <https://montereybay.noaa.gov>

May 19th– *Hybrid (Virtual & In-Person) Meeting*
Coast Unified School District Boardroom, Cambria
([Click here for location & connection directions](#))



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STAFF REPORT

**ITEM NUMBER 06 - LIVEABOARD REPORT
BOARD MEETING OF SEPTEMBER 27, 2023**

Pursuant to Ordinance Code §6.110 D) 1), attached is the report containing the names of all permitted live aboard vessels and all persons living aboard. The permits for these live boards have automatically renewed through the last day of this month. As of this writing, there are no (0) revocation actions pending.

<u>Name</u>	<u>Vessel</u>
1. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Cayuela, R.	Rachel Angelet, CF 6969 UB
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10. Dunn, J	Knot To Worry, CF 6383 GU
11. Chambers, B.	Pyxis, ON 984193
12. Massat, A	No Name no CF#
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Garmon, S	Celine Rose, ON 1110276
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23. Johnston, Bill	Heart Of Gold, CF 7590 EP
24. Groom D	Phoenix, CF 5084 GJ

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- | | |
|------------------------------------|-------------------------------|
| 25. Jones, H. | Laetare, CF 5495 YB |
| 26. Jones, T. | Sanity, CF 5249 SC |
| 27. Kennedy C. | Aztlan, ON 281903 |
| 28. Ayres, Lloyd | Gaviota, CF 4656 GG |
| 29. Varier, G | Athena CF 1523 FF |
| 30. Malone, RJ | Francis W, CF 2017 UZ |
| 31. Marsee, E, Lynch, C | Tolly Craft CF 9521 HT |
| 32. Burnett, Gary | Zinful CF5419 JG |
| 33. Maris, T. | Nimble, CF 3730 KB |
| 34. Robinson, D/ Robinson, L | Damn Baby CF 9442 EX |
| 35. Nieman J | Inia, ON 1074183 |
| 36. Niswonger, R. | Illusion, CF 0836 TA |
| 37. Cain, C | Sails Call, CF 7291 TG |
| 38. Otis, T. | Blue Moon, CF 1886 GT |
| 39. Paul, J | La Wanda CF 5014 FR |
| 40. Schlegelmilch, William | Bull Dog ON 1219673 |
| 41. Bartley, H | Skylarke, CF 8589 TB |
| 42. Raaphorst, D. | Spirit, ON 664971 |
| 43. Reins, D. | Second Paradise, ON 912484 |
| 44. Rotger, M. | Raven, ON 241650 |
| 45. Dyer, B | Star of Light ON 1056334 |
| 46. Piro, Daniel | Gulf Star CF 6082 GL |
| 47. Schmidt, L | Lady Monroe CF5007 UM |
| 48. Sopota, M | Mischief Maker, CF 9666 JK |
| 49. Silveira, P | Quiet times, CF 2067 GC |
| 50. Salisbury, J. | Oceanid, CF 4210 GA |
| 51. Thomas, B. | Coho, CF 9974 KK |
| 52. Tufts, M. | Enchantress, CF 0878 SX |
| 53. Syracuse, Mike | Sea Star, CF 4213 ES |
| 54. Wolinski, Peter | Muffin, ON 1148169 |
| 55. Hudkins, Leah / Steven Hudkins | Wild Goose ON589319 |
| 56. Samuelson, T. | Moonstone CF 5122 GX |
| 57. Podolkhov, R | I'll be seeing you CF 3851 SJ |
| 58. Riberal, Y/ Eric Duekerson | Boss Lady, ON 556296 |
| 59. Schwontes, N/ Mosolov, A | Luna Sea, ON 1138367 |
| 60. Bowler, J | Myrtle Mae, CF 3187 FN |

Total Number Vessels: 60
Total Number Persons: 68
Pending Applications -0-



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STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
 BOARD MEETING OF SEPTEMBER 27, 2023

Slip Rates 2023/2024 per linear foot:

Assigned: \$9.44/ft./month
 Temporary: \$14.10/ft./month
 Transient: \$1.25/ft./day

INCOME

August 2023	August 2022	August 2023 Budget
\$184,971	\$175,929	\$187,802,

For the month, slip income is lower than budget by \$3k. The lower than budget amount is attributed to lower temporary berthing revenue, offset by higher assigned berthing revenue. Slip income is higher than the prior year by \$9k, due to higher assigned berthing revenue, offset by lower temporary berthing revenue.



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STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF SEPTEMBER 27, 2023

8/28/23 An individual, who was previously evicted from Moss Landing Harbor, requested that he and his brother have permission to remove personal items from a vessel that is currently being stored by the District. Upon receiving permission from the General Manager, Harbor staff assisted and monitored both men as they accessed the vessel. They spent approximately an hour removing personal items belonging to them and left without incident.

9/8/23 A tenant from B dock came to the harbor office to report that his dock cart was missing and presumed stolen. Harbor staff asked him if he would like to make an incident report but the tenant declined. The cart was not locked up or secured to his vessel.

No further incidents to report as of September 21, 2023



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ITEM NUMBER 19 – CONSIDER RESOLUTION 23-05 REGARDING A MEMORIAL IN MEMORY OF FERNANDO VELASQUEZ TO BE ERECTED IN THE MOSS LANDING COMMUNITY PARK BOARD MEETING OF AUGUST 23, 2023

Moss Landing Harbor District employee Fernando Velasquez passed away during a boat fire in the early morning hours of January 10, 2023. Prior to his unfortunate death Fernando is credited with notifying Harbor tenants of the fire and allowing many to evacuate to safety before the arrival of first responders.

The Real Properties Committee 2 (RPC2) met on August 4, 2023 and again on September 15, 2023 to discuss potential locations, materials, and details for a memorial dedicated to Mr. Velasquez in memory of his service to the District and the people of Moss Landing Harbor. After much deliberation, the Real Properties Committee 2 have finalized their findings and recommend that a stone featuring a plaque honoring the memory of Fernando Velasquez should be erected in the Moss Landing Community Park located in the District's South Harbor. This location is the most feasible of all locations considered by the Committee, making installation, maintenance, and public viewing most accessible.

After much research, the RPC2 decided that a Fieldstone Moss Rock should be used as the base material for the memorial. This type of stone will offer the best material to withstand the Moss Landing environment, match aesthetically, and pair well with a bronze plaque. After consulting with Mr. Velasquez' daughter and the RPC2, the recommendation is for the plaque to read as follows:

**Dedicated to
Fernando Velasquez
9/10/64-1/10/23
District employee and friend of Moss Landing Harbor
Avid fisherman, loving husband, proud father and grandfather**

Staff recommends that the Board consider adopting Resolution 23-05, acknowledging, and supporting a memorial honoring Fernando Velasquez being placed in the Moss Landing Community Park located in the Districts South Harbor. If adopted, District staff intends to schedule a ceremony to take place on the 1 year anniversary of Fernandos unfortunate death January 10, 2023.

RESOLUTION NO. 23-05

A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS LANDING HARBOR DISTRICT AUTHORIZING A PERMANENT MEMORIAL FOR FERNANDO VELASQUEZ

WHEREAS, on January 10, 2023, a boat fire on B dock engulfed two vessels resulting in the death of one individual in the fire; and

WHEREAS, MOSS LANDING HARBOR DISTRICT employee Fernando Velasquez responded to the fire by notifying other tenants in the surrounding area to evacuate the premises; and

WHEREAS, during the incident, Mr. Velasquez suffered a medical emergency and passed away at the scene; and

WHEREAS, in the aftermath of the incident, having found that Mr. Velasquez served with valor and distinction, the District believes that a permanent memorial in memory of Fernando Velasquez located in the Moss Landing Harbor District Community Park is warranted.

NOW THEREFORE, BE IT HEREBY RESOLVED AND ORDERED, that MOSS LANDING HARBOR DISTRICT fund and create a memorial to Mr. Velasquez' life and service to the Moss Landing Harbor community; and

BE IT FURTHER RESOLVED AND ORDERED that the General Manager and Harbor staff be authorized to secure basic funding for the memorial, in an amount not to exceed \$_____, and place it permanently in the Moss Landing Harbor District Community Park; and

BE IT FURTHER RESOLVED AND ORDERED, that any and all actions, whether previously or subsequently taken by MOSS LANDING HARBOR DISTRICT, which are consistent with the intent and purposes of the foregoing resolution, shall be, and hereby are, in all respects, ratified, approved, and confirmed.

CERTIFICATION

I hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted by the MOSS LANDING HARBOR DISTRICT'S BOARD OF HARBOR COMMISSIONERS at the meeting thereof held on September 27, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Russ Jeffries, President
Board of Harbor Commissioners

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Fernando Velasquez Memorial

Moss Landing Harbor District



LOCATION:

Although the RP2 Committee was focused on numerous locations throughout the MLHD Park and surroundings. Unfortunately most locations were not easily accessible by a forklift which we will need to put the memorial into place. I am recommending that we commit to the area close to the pathway and near the building, behind the Sea Goddess office trailer.

- more accessible
- better for maintenance
- more central
- potential for more viewing traffic
- best location for upgrades and customization



MATERIAL:

After the last RP2 meeting, we came to the consensus that a singular stone would be the most viable and appropriate way to honor Fernando. After researching different types of rock, Fieldstone Moss Rock from Graniterock will fit our needs.

1.00 ton	\$255.00/ton	\$255.00
(Sales tax: 9.25%)		\$23.59)
	TOTAL:	\$279.59
.45 ton	\$255.00/ton	\$114.75
(Sales tax: 9.25%)		\$10.61)
	TOTAL:	\$125.36

- Almost no labor costs
- Cost effective
- Best material to withstand the Moss Landing environment
- Matches the environment aesthetically
- Pairs with a plaque well
- Will be delivered by Graniterock and installed



(All rocks shown here are less than 1 ton)

PLAQUE:

I have communicated with Monterey Signs and they quoted us numerous options based on size and material. They will mount the plaque also.

ALUMINIUM

12"x12" \$895

12"x18" \$1190

-Aluminium is the cheapest option but might not fit the aesthetics we are looking for.

BRASS

12"x12" \$1595

12"x18" \$2150

Brass looks good to start but deteriorates very quickly in the Moss Landing environment. (See: Sailor's Memorial in MLHD park)

BRONZE

12"x12" \$1595

12"x18" \$2150

Bronze is the best option due to its longevity and aesthetics. Ages well.

(Additional \$125 for design and taxes)



TEXT ON PLAQUE:

The text on the plaque is the most personal aspect of the memorial. The RPC2 daughter for guidance and decided on this text for the plaque.

“In Honor of...”

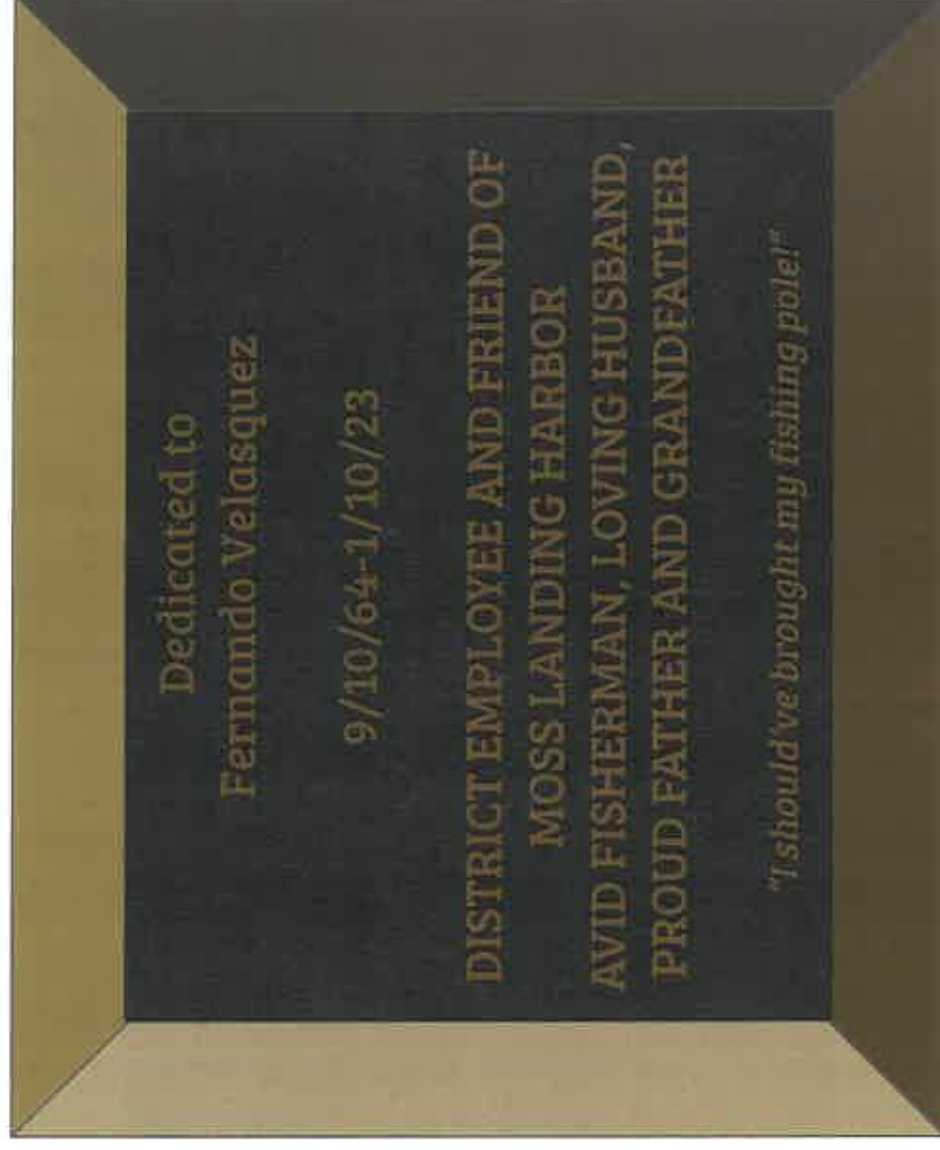
“In Memory of...”

“In Loving Memory of...”

In Memoriam

“In Memorium...”

“In Remembrance of...”



**Cost Estimates:
Fernando Velasquez Memorial**

Bronze plaque	\$1595.00
Design and taxes	\$125.00
.45 ton (approx) stone	\$114.75
Taxes	\$10.61
TOTAL (Estimate)	\$1845.36