



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

May 3, 2018

A. CLOSED SESSION

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

1. Confer with real property negotiators (District Counsel and GM) regarding the Moss Landing Commercial Park pursuant to Government Code §54956.8.
2. Confer with real property negotiators (District Counsel and GM) regarding office space lease in Santa Cruz Cannery Building pursuant to Government Code §54956.8

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Open session was called to order at 7:00 pm. After the Pledge of Allegiance, roll was called:

Commissioners Present:

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

Staff Present:

Mike Rodriguez – District Counsel
Tommy Razzeca – Assistant General Manager

Absent: Linda G. McIntyre – General Manager
Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

President Jefferies announced that the Board met in closed session and no decisions were made; direction was given to District staff and District Counsel.

D. PUBLIC COMMENTS

No public comments were made.

E. CONSENT CALENDAR

1. Approval of the March 28, 2018 Regular Meeting Minutes. A motion was made by Commissioner Shirrel, seconded by Commissioner Goulart, to approve the March 28, 2018 Minutes. The motion passed 3-0-1-1 (Commissioner Ferrante abstained and Commissioner Leonardini absent.)

F FINANCIAL REPORT

2. Financial report month ending March 31, 2018. AGM Razzeca gave the highlights. A motion was made by Commissioner Ferrante, seconded by Commissioner Shirrel, to accept the Financial Report. The motion passed 4-0-1 (Commissioner Leonardini absent).

G. MANAGER'S REPORTS

3. Projects Status/Update – written report/no questions
4. Community Relations; Requests/Issues – written report/no questions
5. Summary of Permits Issued – written report/no questions
6. Meeting Announcements –written report/no questions
7. Live aboard Report – written report/no questions
8. Slip Income Report – written report/no questions
9. Incident Report – written report/no questions

H. COMMITTEE REPORTS

10. Finance Committee – Ferrante/Goulart – nothing to report

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

- 11. Elkhorn Slough Advisory Committee – Leonardini –nothing to report
- 12. Special Districts – Jeffries/Ferrante – Commissioner Ferrante attended a meeting in Salinas with the Emergency Services Department in conjunction with the communications department and a brief overview of topics discussed. There also was a representative of CSDA in attendance and he gave an updated report on a few important Bills that were being presented at the State Capitol.
- 13. Budget Committee – Leonardini/Shirrel – nothing to report
- 14. Live aboard Committee – Goulart/Jeffries – nothing to report
- 15. Harbor Improvement Committee – Shirrel/Goulart – nothing to report
- 16. Real Property Committee I – Jeffries/Leonardini – nothing to report
- 17. Real Property Committee II – Ferrante/Shirrel – nothing to report
- 18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Commissioner Ferrante attended the CSDA Board of Directors meeting on April 20, 2018.

I. PUBLIC HEARING

19. ITEM – Public Hearing and Fixing of the Final Budget of the Moss Landing Harbor District for the Fiscal Year 2018-2019. Recommendation: Hold Public Hearing, receive comments and make adjustments as necessary. Fix Final Budget.

- a. Staff report – AGM Tommy Razzeca gave the report
- b. Open Public Hearing – Barbara Cook made comments and asked questions.
- c. Close Public Hearing – President Jeffries closed the Public Hearing.
- d. Board discussion – members of the Board commented on elements of the Budget, such as Commissioner training expenses and particularly the high costs of an election. President Jeffries mentioned that the General Manager will be contacting the Budget Committee regarding these issues but recommended the budget be approved.

e. Board action – A motion was made by Commissioner Shirrel, seconded by Commissioner Ferrante, to Fix the Final Budget. The motion passed 4-0-1 (Commissioner Leonardini absent).

J. NEW BUSINESS

20. ITEM – Maintenance Dock Erosion Emergency Project update.

- a. Staff report – AGM Razzeca gave the report
- b. Public comment - None
- c. Board discussion - None

d. Board action - The Board by consensus indicated that emergency conditions continue to exist and the provisions of Resolution No. 17-01 should continue in full force and effect. The motion passed 4-0-1 (Commissioner Leonardini absent).

21. ITEM – Consider Adopting Ordinance No. 202 Amending “District Fee Schedule”.

- a. Staff report – AGM Razzeca gave the report
- b. Public comment – Barbara Cook asked questions regarding whether slipholders were paying for utilities, AGM Razzeca responded in the affirmative.
- c. Board discussion – Board discussion ensued regarding the cost and reimbursement of amenities. AGM Razzeca commented that through conservation efforts the District was able to lower the amenity fee for our tenants in the upcoming fiscal year.
- d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Shirrel, to adopt Ordinance No. 202 Amending the District Fee Schedule to reflect the fees included in the 2018- 2019 budget. The motion passed 4-0-1 (Commissioner Leonardini absent).

22. ITEM – Consider Resolution 18–08 Ordering an Election, Requesting County Elections Department to Conduct the Election and Requesting Consolidation of the Election

- a. Staff report – AGM gave the report
- b. Public comment – None.
- c. Board discussion – President Jeffries questioned the wording of the resolution regarding payment of the candidate statements. District Counsel Rodriguez explained the wording to the satisfaction of the board.
- d. Board action - A motion was made by Commissioner Shirrel, seconded by Commissioner Goulart, to adopt Resolution No. 18-08 ordering the November 6, 2018 District Election. The motion passed 4-0-1 (Commissioner Leonardini absent).

23. ITEM – Consider authorizing the General Manager to enter into a Lease Agreement for space in the Santa Cruz Cannery Building with Veridian Advisers, LLC.

- a. Staff report – AGM Razzeca gave the report.
- b. Public comment - None
- c. Board discussion – District Counsel Rodriguez noted for the record that with respect to the resolution a typo was made and would be changed to reflect the correct amount of rent.
- d. Board action – Commissioner Ferrante made a motion to adopt the resolution noting the change needed to the monthly rent amount, seconded by Commissioner Shirrel. The motion passed 4-0-1 (Commissioner Leonardini absent).

24. ITEM – Consider designating one candidate and authorizing the G M to cast a Ballot for Election of the selected Candidate as Alternate Special District Representative to LAFCO.

- a. Staff report – AGM Razzeca gave the report
- b. Public comment- None
- c. Board discussion- The Board discussed the different candidates.
- d. Board action- President Jefferies made a motion to cast the vote for Greig Stephens, seconded by Commissioner Ferrante. The motion passed 4-0-1 (Commissioner Leonardini absent).

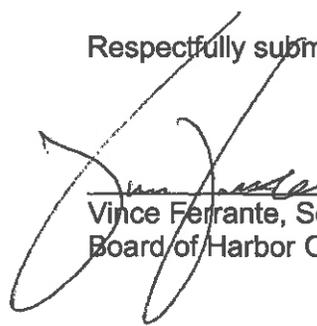
K. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Ferrante wanted to recognize GM McIntyre for an article written about her by Monterey Bay Fisheries Trust. Commissioner Ferrante also pointed out that he appreciated the harbor landscaping. Commissioner Goulart asked a question regarding electrical/gas usage in the harbor and the possibility of Solar. He also asked whether we make sure Pacific Grill is keeping up on their interior fire sprinklers; it was explained that the Pacific Grill building is not District-managed and that they only have a ground lease. He also inquired regarding our fire system at the Santa Cruz Cannery Building, AGM Razzeca explained how that system is serviced and by whom it is monitored.

L. ADJOURNMENT

The meeting adjourned at 8:20 pm.

Respectfully submitted,



Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:



Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners