



**AGENDA**  
**RESCHEDULED REGULAR MEETING**  
**OF THE BOARD OF HARBOR COMMISSIONERS**  
**MOSS LANDING HARBOR DISTRICT**  
7881 Sandholdt Road  
Moss Landing, CA 95039  
April 27, 2016, 7 P.M.

**A. CLOSED SESSION**

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A closed session will be held immediately prior to the public open meeting, **and will begin at 6:00 p.m.** 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 at 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 (formerly National Refractories). Negotiating parties: General Manager and District Counsel.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding APN 413.022.003 (NH Building Pad). Negotiating parties: General Manager and District Counsel.
3. Confer with legal counsel and General Manager regarding two (2) matters of litigation pursuant to Government Code § 54956.9(a): 1. Catalano vs. MLHD and 2. Deyerle vs. MLH.
4. Confer with legal counsel and General Manager regarding two (2) matters of significant exposure to litigation pursuant to Government Code §54956.9(d)(2).

**B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE**

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**Roll Call**

Russ Jeffries – President	Linda G. McIntyre – General Manager
Tony Leonardini – Vice President	Mike Rodriguez – District Counsel
Vince Ferrante – Secretary	Tom Razzeca – Assistant General Manager
Andrew Amaral - Commissioner	Marie Della Maggiore – Dir. Of Administrative Services, Assistant to the GM
Margaret “Peggy Shirrel - Commissioner	

**C. PRESIDENT’S REMARKS**

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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**

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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**

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All matters listed on the Consent Calendar are considered to be routine by the Board of Harbor Commissioners and will be enacted by one motion at the appropriate time. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.

1. Approval of the March 30, 2016 Rescheduled Regular Meeting Minutes.

**F. TREASURER’S REPORT**

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2. Financial Reports – Month ending March 31, 2016.

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## **G. MANAGER'S REPORTS**

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The General Manager will make oral or written presentations on the below listed 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. Community Relations; Requests/Issues
5. Summary of Permits Issued
6. Meeting Announcements
7. Assigned Liveboard Report
8. Assigned Slip Income Report
9. Incident Report

## **H. COMMITTEE REPORTS**

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10. Finance Committee – Chair Ferrante/V. Chair Leonardini
11. Elkhorn Slough Advisory Committee – Amaral/Alt. Leonardini
12. Special Districts/LAFCO – Jeffries/Ferrante
13. Liveboard Committee – Chair Amaral/V. Chair Jeffries
14. Harbor Improvement Committee – Chair Shirrel/V. Chair Amaral
15. Real Property Committee I – Chair Leonardini/V. Chair Jeffries
16. Real Property Committee II – Chair Ferrante/V. Chair Shirrel
17. Meetings Commissioners attended at District Expense (AB 1234 requirement)

## **I. NEW BUSINESS**

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18. ITEM – Update on North Harbor wharf/visitor dock access erosion emergency repair project.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
19. ITEM - Update on B Dock emergency finger replacement project.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
20. ITEM – Consider adopting the preliminary budget for FY 2016-2017.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
21. ITEM – Consider Adopting Resolution 16-15 Calling for general election in November 2016.
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board action
22. ITEM – Consider Resolution No.16-16 casting a vote for LAFCO Alternate Member seat election.
  - a. Staff report –
  - b. Public comment
  - c. Board discussion
  - d. Board action

## **J. COMMISSIONERS COMMENTS AND CONCERNS**

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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. ADJOURN MEETING**

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The next Regular Meeting of the Board of Harbor Commissioners is scheduled for May 31, 2016 at the offices of the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA 95039. Individuals who require special accommodations are requested to contact the Executive Assistant to the General Manager by calling 831.633.5417 or by emailing [dellamaggiore@mosslandingharbor.dst.ca.us](mailto:dellamaggiore@mosslandingharbor.dst.ca.us) no less than 72 hours prior to the meeting or in the case of a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to the meeting and may be obtained by logging onto [www.mosslandingharbor.dst.ca.us](http://www.mosslandingharbor.dst.ca.us) or by contacting the District at 831.633.5417. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



**MINUTES  
RESCHEDULED REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road  
Moss Landing, CA 95039  
March 30, 2016, 7 P.M.**

**A. CLOSED SESSION**

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The Board adjourned to closed session at 6:00 p.m. to discuss the following:

1. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park (formerly National Refractories). Negotiating parties: General Manager and District Counsel.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding APN 413.022.003 (NH Building Pad). Negotiating parties: General Manager and District Counsel.
3. Confer with legal counsel and General Manager regarding two (2) matters of litigation pursuant to Government Code § 54956.9(a): 1. Catalano vs. MLHD and 2. Deyerle vs. MLH.
4. Confer with legal counsel and General Manager regarding two (2) matters of significant exposure to litigation pursuant to Government Code §54956.9(d)(2).

**B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE**

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The meeting was called to order at 7:14 p.m. After the Pledge of Allegiance, roll was called.

Commissioners present:

Russ Jeffries – President

Tony Leonardini – Vice President

Vince Ferrante – Secretary

Margaret “Peggy Shirrel - Commissioner

Commissioners absent:

Andrew Amaral - Commissioner

Staff present:

Linda G. McIntyre – General Manager

Mike Rodriguez – District Counsel

Tom Razzeca – Assistant General Manager

Marie Della Maggiore – Dir. Of Administrative

Services, Assistant to the GM

**C. PRESIDENT’S REMARKS**

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President Jeffries reported that the Board met in closed session; no reportable action was taken and direction was given to the General Manager and District Counsel.

**D. PUBLIC COMMENTS**

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No public comments.

**E. CONSENT CALENDAR**

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A motion was made by Commissioner Ferrante and seconded by Commissioner Leonardini to approve the February 24, 2016 Regular Meeting Minutes. The motion passed 4-0-1 on a roll call vote. Commissioners Jeffries, Leonardini, Ferrante and Shirrel voting aye; Commissioner Amaral absent.

**F. TREASURER’S REPORT**

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2. GM McIntyre gave the financial report for the month ending February 29, 2016. The highlights were:

- Marina Revenues are higher than budgeted by \$29k. South Harbor parking is better than budget by \$38k, which is offset by assigned and transient berthing below budget by \$12k. The crab season closure affected assigned and transient berthing revenue and explains this \$12K dip in berthing income.

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- Marina Expenses are lower than budgeted by \$105k. The variance is a largely due to a combination of repairs and maintenance costs not yet expended and personnel expenses under budget.
- Marina operations shows a year to date profit of \$32k, which is higher than budgeted by \$134k.
- Lease and other operating revenues are better than budget by \$61k. The \$61k is largely made up of higher than anticipated property tax revenue and higher key and dry storage revenue. This is offset by lower than anticipated revenue for N.H. Use income. The N.H. Use income is below budget by \$11k, again due to El Niño conditions and the crab season closure.
- Lease and other operating expenses are slightly below budget by \$4k.
- Lease and other operations shows a year to date profit of \$436k, which is higher than budget by \$65k.
- Overall for the eight month period combined operations show a profit of \$467k, higher than budget by \$199k.

Commissioner Ferrante asked whether attorney fees incurred by the People's Desal project were included in Item 5260 on page 11 of the Financial report to which the GM replied they are, but elsewhere in the report there would be a revenue item reflecting reimbursement by the project proponent that would offset the portion of attorney fees attributable to the project. A motion was made by Commissioner Leonardini and seconded by Commissioner Shirrel to approve the month ending February 29, 2016 financial report. The motion passed 4-0-1 on a roll call vote. Commissioners Jeffries, Leonardini, Ferrante and Shirrel voting aye; Commissioner Amaral absent.

## **G. MANAGER'S REPORTS**

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3. Projects Status/Update – Written report, no additional comments.
4. Community Relations; Requests/Issues – Written report, no additional comments.
5. Summary of Permits Issued – Written report, no additional comments.
6. Meeting Announcements – Written report, no additional comments.
7. Assigned Liveboard Report – Written report, no additional comments.
8. Assigned Slip Income Report – Written report, no additional comments.
9. Incident Report – Written report, no additional comments.

## **H. COMMITTEE REPORTS**

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10. Finance Committee – No meetings reported.
11. Elkhorn Slough Advisory Committee – No meetings reported.
12. Special Districts/LAFCO – No meetings reported.
13. Liveboard Committee – No meetings reported.
14. Harbor Improvement Committee – No meetings reported.
15. Real Property Committee I – No meetings reported.
16. Real Property Committee II – No meetings reported.
17. Meetings Commissioners attended at District Expense (AB 1234 requirement) – No meetings reported.

## **I. NEW BUSINESS**

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18. ITEM – Update on North Harbor wharf/visitor dock access erosion emergency repair project.
  - a. Staff report – GM McIntyre gave the staff report. She added that CalTrans has expressed an issue regarding an encroachment permit which may delay the emergency repairs

indefinitely, while the erosion damage continues to undermine the shoreline and the infrastructure.

b. Public comment – No public comment.

c. Board discussion – No further discussion. Counsel Rodriguez advised the Board to state a consensus that emergency conditions still exist.

d. Board action – The Board was in agreement that the emergency conditions necessitating the project still existed and that all terms and conditions of Resolution 16-01 remain in effect.

19. Item - Update on B Dock emergency finger replacement project.

a. Staff report – GM McIntyre gave the staff report. She added that the forms to pour the concrete fingers have been ordered and should arrive by the end of April.

b. Public comment – No public comment.

c. Board discussion – No further discussion.

d. Board action - The Board was in agreement that the emergency conditions necessitating the project still existed and that all terms and conditions of Resolution 16-02 remain in effect

20. ITEM – Consider adopting Resolution No. 16-09 approving a proposal for audit services.

a. Staff report – GM McIntyre gave the staff report, stating that the only proposal received was from the Jolley CPA firm and that staff was very pleased with their services.

b. Public comment – No public comment.

c. Board discussion – President Jeffries said he liked to obtain new firms periodically to have fresh eyes on the District's finances; Commissioner Ferrante mentioned that some firms assign different staff members each year within the same firm so you can still have new people who may see different issues.

d. Board action – A motion was made by Commissioner Shirrel and seconded by Commissioner Leonardini to adopt Resolution No. 16-09 awarding the audit services contract to the firm of Bryant L. Jolley CPA . The motion passed 4-0-1 on a roll call vote. Commissioners Jeffries, Leonardini, Ferrante and Shirrel voting aye; Commissioner Amaral absent.

21. ITEM – Consider Resolution No. 16-10 casting a vote for LAFCO seat election.

a. Staff report – GM McIntyre gave the staff report.

b. Public comment – No public comment.

c. Board discussion – President Jeffries reported that he had received a phone call from candidate Grant Leonard soliciting votes and that President Jeffries invited him to attend the Board meeting but he was not present and that he did not hear from Stephen Snodgrass.

d. Board action – A motion was made by Commissioner Ferrante and seconded by Commissioner Leonardini to cast the vote in the LAFCO election for Warren Poitras. The motion passed 4-0-1 on a roll call vote. Commissioners Jeffries, Leonardini, Ferrante and Shirrel voting aye; Commissioner Amaral absent.

22. ITEM – Consider adopting Resolution No.16-11 executing the VALIC Plan Document Pension Protection Act (PPA) reinstatement.

a. Staff report – GM McIntyre gave the staff report stating these amendments come before the Board periodically in order to comply with new IRS regulations and are required for the continuing participation in the District's pension plan.

b. Public comment – No public comment.

c. Board discussion – No further discussion.

d. Board action – A motion was made by Commissioner Leonardini and seconded by Commissioner Shirrel to adopt Resolution No. 16-11. The motion passed 4-0-1 on a roll call vote. Commissioners Jeffries, Leonardini, Ferrante and Shirrel voting aye; Commissioner Amaral absent.

23. ITEM – Consider adopting Resolution No. 16-12 canceling the May 25, 2016 Board meeting and rescheduling at a later date.

- a. Staff report – GM McIntyre gave the staff report indicating this occurs every year because the Harbors & Navigation Code requires publication of a Notice of Public Hearing for at least 30 days prior to fixing the final budget, and there are not 30 days between the adoption of the Preliminary Budget and the date for fixing the Final Budget within the regular meeting schedules.
- b. Public comment – No public comment.
- c. Board discussion – No further discussion.
- d. Board action – A motion was made by Commissioner Ferrante and seconded by Commissioner Leonardini to adopt Resolution No. 16-12 canceling the May 25, 2016 Board meeting and rescheduling it for May 31, 2016. The motion passed 4-0-1 on a roll call vote. Commissioners Jeffries, Leonardini, Ferrante and Shirrel voting aye; Commissioner Amaral absent.

24. ITEM – Consider adopting Resolution No. 16-13 canceling the June 22, 2016 Board meeting and rescheduling to June 29, 2016.

- a. Staff report – Written report, Commissioner Leonardini said he would be out of town; the GM pointed out that there are 5 Wednesdays in June so we would still hold a June meeting in June if the Board adopts the Resolution.
- b. Public comment – No public comment.
- c. Board discussion – No further discussion.
- d. Board action – A motion was made by Commissioner Ferrante and seconded by Commissioner Shirrel to adopt Resolution No. 16-13. The motion passed 4-0-1 on a roll call vote. Commissioners Jeffries, Leonardini, Ferrante and Shirrel voting aye; Commissioner Amaral absent.

25. ITEM – Consider adopting Resolution No. 16-14 declaring the Yamaha outboard engine surplus equipment.

- a. Staff report – GM McIntyre referred to the written report.
- b. Public comment – No public comments.
- c. Board discussion – No further discussion.
- d. Board action – A motion was made by Commissioner Leonardini and seconded by Commissioner Shirrel to adopt Resolution No. 16-14. The motion passed 4-0-1 on a roll call vote. Commissioners Jeffries, Leonardini, Ferrante and Shirrel voting aye; Commissioner Amaral absent.

26. ITEM – Receive status update regarding The People’s Desal Project including progress on Administrative Draft EIR; give direction to staff.

- a. Staff report – GM McIntyre gave the staff report stating when the report was prepared she had not received the ADEIR but received it late the previous Friday evening, along with the executed NEPA Reimbursement Agreement.
- b. Public comment – The People’s Moss Landing Desal Project environmental consultant Steve Brown showed the Board binders which he stated contained the Administrative Draft EIR for the project. He did not distribute the document stating he does not want it entered into the public record. Mr. Brown said he had stated two years ago that the same document was 90% complete but the science did not prove out. The team has tried for two years to avoid open ocean intake but has since decided that is exactly what is needed. He said a lot more work was needed after the August 2015 NOP comments were received and that it has taken until just recently for the engineers to complete the work on the intake and outfall locations. Engineering studies have been taking place since October 2015 to satisfy what Aspen and the CCC have asked them to provide. These studies continue as the document is still at 90% complete. Mr. Brown said it is close to completion and ready to go out to the public for CEQA purposes. It is the hope of the team that Aspen will accept it as such.
- c. Board discussion – President Jeffries said the lengthy delays have cost Mr. Agha (project owner) a lot of money. He asked Mr. Balch (counsel for the project) where is the NEPA

section of the document. Mr. Balch replied that the [Monterey Bay National Marine] Sanctuary has not yet given them the info they need in order to complete the application and they intend to meet with representatives of the Sanctuary soon. Mr. Brown added that they can move forward faster if they get the CEQA document out to the public for comments. This garners public support and puts pressure on the NEPA lead agency to approve faster. He said this document covers marine biology to a level that satisfies the Sanctuary NEPA process and Mr. Balch added that the biggest report on marine biology was done by a biologist from ML Marine Labs on the outfall EIR. President Jeffries noted that the document was not in a format which would allow Aspen to make changes and suggested they provide it in a user friendly version like Word. The project proponents declined to do that. Commissioner Ferrante asked if North County water was put back in the plan. President Jeffries said Mr. Agha had assured the Real Property Committee that it would. He added that there is no justification for being the lead agency if the project does not serve our constituents. Mr. Brown answered that this had been done by taking 3,652 acre feet off the gross production and designating it for North County.

d. Board action – No action taken.

#### **J. COMMISSIONERS COMMENTS AND CONCERNS**

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Commissioner Leonardini asked if we will have to move boats to install the B Dock fingers to which staff replied that we would have to move several large vessels.

#### **K. ADJOURN MEETING**

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The meeting adjourned at 8:13 p.m.

Respectfully submitted:

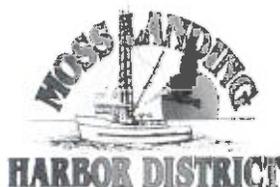
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Vince Ferrante, Secretary  
Board of Harbor Commissioners

ATTEST:

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Linda G. McIntyre, Deputy Secretary  
Board of Harbor Commissioners



7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417  
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GENERAL MANAGER  
HARBORMASTER  
Linda G. McIntyre, Esq

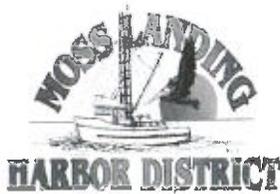
BOARD OF COMMISSIONERS  
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## STAFF REPORT

### ITEM NUMBER 3 – PROJECT STATUS BOARD MEETING OF APRIL 27, 2016

WHEN	WHAT	STATUS			COMMENTS
		DONE	ON TARGET	REVISED	
During NH Building Construction	Install electrical lights around the perimeter of NH parking lot as budget permits.			X	Awaiting relocation of electrical box during NH Building project. This will be an ongoing project. We will commence obtaining new permits as appropriate.
After NH Building Construction	Postponed due to budget constraints* Repair Cannery Building unimproved parking lot Lease proposal for site is pending.			X	Lease proposal for this site is pending as of June 2015; meeting proposed for February 2016.
After NH Building Construction	Postponed due to budget constraints* Install hardwood in Assistant GM's, Executive Assistant's and the GM's offices			X	Postponed due to budgeting constraints.
2015 - 2017?	Improve area around B dock entrance to a park-like setting			X	Follows undergrounding of electric pole next to B Dock by PG&E.
After NH Building construction	Postponed due to budget constraints* Magnetic Key Card system installation			X	B, C & J Docks completed; Next Docks: G & I dock @ \$3K per gate plus \$2200 if a relay is needed.
Sometime in 2016	Tsunami Shoreline Erosion Project			X	Obtained FEMA extension of completion deadline to 12.31.16; pending permit approvals
Emergency Repairs by end of summer 2016	NH pedestrian wharf and gangway access erosion			X	El Niño storms created emergency; CalTrans delaying project requiring a survey at district expense & encroachment permit on their unimproved Right of Way adjacent to wharf damage.
Ongoing (started 2014)	Sea Lion deterrent fencing as needed. Alternative deterrent methods being employed with better success (constant shooting coupled with constant paintball gun use)			X	Installed in several trouble spots throughout South Harbor. Discovered fencing doesn't work except in limited circumstances.
Ongoing (started July 2015)	Replacement of three (3) HVAC Units SC Cannery Bldg (one unit replaced in October 2015)		X		One unit immediately in need of replacement was replaced October 2015.
Emergency project May 2016	Replace B dock end tie; 6 additional 50' fingers destroyed by El Niño storm surges			X	El Niño storms created emergency – on 1.27.16; anticipate completion of repairs by end of May 2016
FY 2017	NH visitor dock replacement			X	Visitor dock at NH destroyed by sea lions; because of 2 El Niño emergency projects will have to budget in 2017

**\*NORTH HARBOR BUILDING HAS PRIORITY.**



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EXECUTIVE  
GENERAL MANAGER

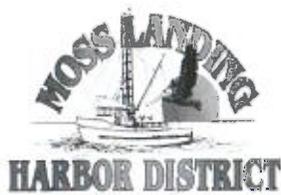
HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 4 – COMMUNITY RELATIONS REPORT BOARD MEETING OF APRIL 27, 2016

1. Sport Salmon Season opened April 2 but because of warmer water temperatures, the catch has not been that great. The District has not had as many transient boaters, launchers or dry storage patrons as in years past.
2. Recently the Pacific Fishery Management Council (PFMC) announced their intent to close Salmon Season early, on July 15, which will further reduce activity at the Harbor. The District's GM wrote a letter to the PFMC objecting to the early closure proposal before the matter was taken up.
3. The GM wrote a letter to the National Fish and Wildlife Foundation expressing support for the Monterey Bay Fisheries Trust effort to launch a "fish hub" in the Monterey Bay region. The fish hub concept would coordinate distribution and marketing of local seafood to multiple markets and is modeled after the agricultural sector.
4. The GM wrote a letter of opposition to SB 885 which would prohibit a public agency from requiring a design professional to defend a claim directly connected to the work they performed. Instead, the public agency would have to defend the actions of a design profession, paying all costs associated with such litigation, and then hope for reimbursement of those expenses after the case was fully adjudicated.
5. KION 46 TV asked for permission to broadcast live from South Harbor sometime in May. The News Director met with the GM to explain a program whereby they choose little-known "hidden treasure" locations and broadcast their evening news live from that location, highlighting features at that particular site. Once the particulars are nailed down the GM will advise the Board.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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EXECUTIVE  
 GENERAL MANAGER  
 HARBORMASTER

Linda G. McIntyre, Esq.

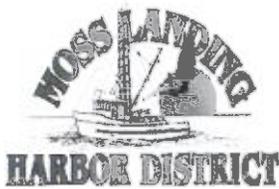
## STAFF REPORT

### ITEM NUMBER 5 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF APRIL 27, 2016

As of April 22, 2016

Permittee	Issue Date	Status	Permit Type	Exp. Date
Mtry Bay Salmon & Trout Project	5/14/2015	Current	Facilities Use	5/14/2016
Venture Quest Kayaking	5/16/2015	Current	Facilities Use	5/16/2016
Kayak Connection	5/18/2015	Current	Facilities Use	5/18/2016
Sanctuary Cruises	6/6/2015	Current	Facilities Use	6/6/2016
Sea Goddess Whale Watching	6/10/2015	Current	Facilities Use	6/10/2016
Fast Raft	7/8/2015	Current	Facilities Use	7/8/2016
MLML San Jose State - R. Starr	8/16/2015	Current	Facilities Use	8/16/2016
Long Marine Lab/U.S. Geo Survey	9/1/2015	Current	Facilities Use	9/1/2016
Elkhorn Slough Safari - merchandising	10/1/2015	Current	Peddlers	10/1/2016
Elkhorn Slough Safari - tours	10/1/2015	Current	Facilities Use	10/1/2016
Blue Water Ventures	10/31/2015	Current	Facilities Use	10/31/2016
Wild Fish - Vicki Crow	11/20/2015	Current	Peddlers	11/20/2016
Sea Mist Entertainment Food Truck	TBD	Approved	Peddlers	
Blue Water Marine	11/2/2015	Current	Facilities Use	11/2/2016
Pacific Yachts - Chris Chrones	1/1/2016	Current	Facilities Use	01/1/2017
Elkhorn Slough Research Foundation	1/1/2016	Current	Facilities Use	1/1/2017
Monterey Bay Hydrobikes	2/4/2016	Current	Facilities Use	2/4/2017
Blue Ocean Whale Watch	2/18/2016	Current	Facilities Use	2/18/2017
Whisper Charters	2/22/2016	Current	Facilities Use	2/22/2017
Kahuna Sportfishing	3/19/2015	Renewing	Facilities Use	3/19/2017
REI Outdoor School	3/26/2016	Current	Facilities Use	3/26/2017

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947



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EXECUTIVE  
GENERAL MANAGER

HARBORMASTER  
Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 6 – MEETING ANNOUNCEMENTS BOARD MEETING OF APRIL 27, 2016

Sat & Sun, April 30-May 1, 2016 – Moss Landing Marine Labs Annual Open House. 9am-5pm, 8272 Moss Landing Road. Free. [www.openhouse.mlml.calstate.edu](http://www.openhouse.mlml.calstate.edu)

Tuesday, June 7, 2016 – Monterey County 2016 Presidential Primary Election  
[elections@co.monterey.ca.us](mailto:elections@co.monterey.ca.us), (831) 796-1499, or (866) 887-9274.

June 6–7 (Sat.–Sun.) Monterey Bay Aquarium World Ocean Day Celebration, 9:30 a.m.–6 p.m. general public, 9 a.m.–6 p.m. Aquarium members. Included with Aquarium admission  
<http://www.montereybayaquarium.org/visit/special-events/world-oceans>

Sunday, July 31, 2016 – Moss Landing 46<sup>th</sup> Annual Street Faire

August 6-7, 2016 - Moss Landing Marine Labs 50<sup>th</sup> Anniversary Celebration

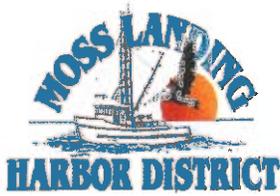
2016 Meeting Schedule Monterey Bay National Marine Sanctuary Advisory Council (SAC).  
For more information contact Nichole Rodriguez, [nichole.rodriguez@noaa.gov](mailto:nichole.rodriguez@noaa.gov); 831.647.4206

June 17<sup>th</sup> – Pacific Grove or Carmel  
August 19<sup>th</sup> – Moss Landing  
October 21<sup>st</sup> – Cambria  
December 8<sup>th</sup> – Monterey

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>

2016 Meeting Schedule Special Districts Association of Monterey County  
(Tuesdays)  
July 19, 2016  
October 18, 2016

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



**BOARD OF COMMISSIONERS**

Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
Andrew Amaral  
Margaret "Peggy" Shirrel, Ph.D.

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

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**GENERAL MANAGER  
HARBORMASTER**

Linda G. McIntyre, Esq.

## STAFF REPORT

### ITEM NUMBER 7 - ASSIGNED LIVEBOARD REPORT BOARD MEETING OF April 27, 2016

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

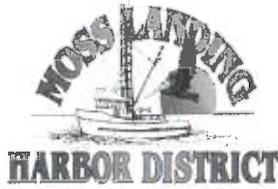
### LIVEBOARDS

<u>Name</u>	<u>Vessel</u>
1. Avis, S.	<i>Sportfisher</i> , ON 556296
2. Anderson, T.	<i>Lanikai</i> CF 4134N
3. Auten, D.	<i>Serenity</i> , CF 8246 VH
4. Bachmanova, A.	<i>Espresso</i> , ON991915
5. Bohigian, D.	<i>Finesse</i> , CF 3764 ET
6. Burns, P.	<i>Tralfamadore</i> , CF 9430 GL
7. Byrnes, K.	<i>Grand Slam</i> , CF 4540 FE
8. Callahan, T.	<i>Deb on Air</i> , CF 3174 HA
9. Cayuela, R.	<i>Rachel Angelet</i> , CF 6969 UB
10. Chojnowski, G.	<i>Moon Shadow</i> , CF 2325 SZ
11. Clark, N.	<i>China Cloud</i> , ON 999772
12. Cloer, J./Ajuria M.	<i>Laurie</i> , CF 2688 EX
13. Chambers, B.	<i>Pyxis</i> , ON 984193
14. Comendant, T.	<i>Mariah</i> , CF 9747 GR
15. Crow, F.	<i>Tortuga</i> , ON 1190479
16. Degnan, P.	No Name, CF 8344 GT
17. Delahanty, G.	<i>Dreamer</i> 8370 EA
18. Elwell, G.	<i>Pearl</i> , ON 557575
19. Faneuf, C.	<i>Sandpiper</i> , CF 6280 EU
20. Felicano, J.	<i>Takara</i> , CF 3767 AS
21. Graham, D.	<i>Shelter Dog</i> , ON 593068
22. Harrington, H.	<i>Isle of View</i> , ON 997142
23. Ho, R.	<i>Carolynn Ann</i> CF 5796 FG
24. Heatley, J.	<i>Darla Jean</i> , CF 2303 UN
25. Jerred, D.	<i>Westwind</i> , CF8564 GM
26. Groom D	<i>Phoenix</i> , CF 5084 GJ
27. Jones, H.	<i>Laetare</i> , CF 5495 YB

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

- |                                       |                                    |
|---------------------------------------|------------------------------------|
| 28. Jones, T.                         | <i>Sanity</i> , CF 5249 SC         |
| 29. Johnson, J. /LaFever M.           | <i>Aztlan</i> , ON 281903          |
| 30. Kampas,B.                         | <i>Tee-Time</i> CF 5670 UY         |
| 31. Knudson L./Knudson A.             | <i>Spellbound</i> , ON 082155      |
| 32. Kurle L.                          | <i>Sweet Liberty</i> ON 105217     |
| 33. Larke, R.                         | <i>Rhiannon</i> , CF 8551 CA       |
| 34. Larmour, J.                       | <i>The Mar</i> , CF 0113 UP        |
| 35. Maris, T.                         | <i>Nimble</i> , CF 3730 KB         |
| 36. Markley, S.                       | <i>Olivia</i> , CF 0322 VP.        |
| 37. Nieman J.                         | <i>Inia</i> , ON 1074183           |
| 38. Niswonger, R.                     | <i>Illusion</i> , CF 0836 TA       |
| 39. Nunes, D.                         | <i>Auroora</i> , ON 676686         |
| 40. Otis, T.                          | <i>Blue Moon</i> , CF 1886 GT      |
| 41. Phelps, B.                        | <i>Shadow II</i> , ON 661129       |
| 42. PhillipsA/FlavinS/FlavinC/FlavinS | <i>Odyle</i> , ON 559168           |
| 43. Power, O.                         | <i>La Haina</i> , CF 1275 CV       |
| 44. Raaphorst, D./Raaphorst M.        | <i>Spirit</i> , ON 664971          |
| 45. Reins, D.                         | <i>Second Paradise</i> , ON 912484 |
| 46. Rotger, M.                        | <i>Raven</i> , ON 241650           |
| 48. Roulet, J.                        | <i>Double Eagle</i> , ON 519846    |
| 49. Piro, Daniel                      | <i>Gulf Star</i> CF 6082 GL        |
| 50. Schuber, T.                       | <i>Bulldog</i> , ON 1219673        |
| 51. Stegmann, R.                      | <i>Wild Goose</i> , ON 589319      |
| 52. Stark, H.                         | <i>Outta Here</i> , CF 8370 EA     |
| 53. Snyder, R.                        | <i>Jeannie B</i> , ON 261236       |
| 54. Thomas, B.                        | <i>Coho</i> , CF 9974 KK           |
| 55. Tufts, M.                         | <i>Enchantress</i> , CF 0878 SX    |
| 56. Warren, R./Malendrez R.           | <i>La Wanda</i> , CF 5014 FR       |
| 57. Whaley, C/ Whaley C.              | <i>Karuna</i> , ON 653218          |
| 58. Woytek, B.                        | <i>Menez La Vie</i> , ON 6700921   |
| 59. Wolinski, Peter                   | <i>Ramona</i> , ON 1114657         |
| 60. Waters, J./Waters, M.             | No Name CF 5670 GD                 |

Total Number Vessels: 60  
Total Number Persons: 69  
Pending Applications: -0-



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EXECUTIVE  
 GENERAL MANAGER

HARBORMASTER  
 Linda G. McIntyre, Esq.

## STAFF REPORT

ITEM NUMBER 8 - SLIP INCOME REPORT  
 BOARD MEETING OF April 27, 2016

Slip Rates 2015/2016 per linear foot:

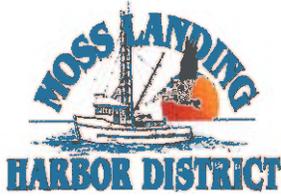
Assigned: \$7.15/ft./month  
 Temporary: \$11.35/ft./month  
 Transient: \$1.00/ft./day

### INCOME

<u>March 2016</u>	<u>March 2015</u>	<u>March 2016 Budget</u>
\$154,271	\$147,107	\$144,966

We are above budget by \$9,305, primarily as a result of higher temporary berthing revenue. We are above prior year by \$7,165, due to higher assigned berthing and temporary berthing revenue.

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## STAFF REPORT

### ITEM NUMBER 9 – INCIDENT REPORT BOARD MEETING OF APRIL 27, 2016

**4/1/16** Staff received a report of a man falling down and hitting his head near the Boater's restroom/shower facility in the South Harbor. When staff arrived on scene they found the man with a large gash bleeding from his head and being treated by North County Fire. According to the man, he was not paying attention to where he was going while searching for his shower key as he walked and he tripped over the curb. He was treated on scene and taken to the hospital. He was later released after receiving several stitches.

**4/7/16** Staff received a report of a vessel taking on water while tied up at the old launch ramp in our North Harbor. Staff responded but was unable to save the vessel before it sank. Staff made contact with the owner of the vessel who paid for removal of the vessel from MLHD property the next day.

**No further incidents to report as of the date of this report April 20, 2016**

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**Linda G. McIntyre, Esq.**

**ASSISTANT GM/ASSISTANT HM**  
**Tom Razzeca**

## **STAFF REPORT**

**ITEM NUMBER – 18 – North Harbor Erosion Emergency - UPDATE**  
**BOARD MEETING OF APRIL 27, 2016**

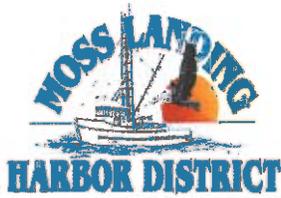
A few months ago the Board adopted Resolution 16-01 declaring El Niño-caused erosion at the North Harbor wharf access an emergency. The Resolution stated, in part, that Staff and the Board shall review the status of the emergency at every regularly scheduled meeting thereafter, to determine whether the emergency can be terminated.

At the last update, staff reported that our consultant ran into an issue with CalTrans which would not authorize abutting our wall next to their existing wall which would protect both properties from further erosion. They would require extensive internal review, comments, sending the drawings back for further revision, application for an encroachment permit, etc., delaying the project indefinitely. Our consultant configured an alternative and revised the drawings but CalTrans stated they need a survey of our boundary lines completed at our expense and an encroachment permit application, which has further delayed the repair. Erosion continues to deteriorate the wharf access and the electrical panel pad. Staff has made every effort to avoid having to expend \$5,000+ on a boundary survey but in the interest of moving forward before more severe or irreparable damage occurs, has arranged for the survey.

Based on the observation and opinion of our engineering consultant and what can be seen with the naked eye, it is evident that the condition of the wharf area continues to be an emergency and work on the project should not be terminated.

The Board should indicate on the record by simple consensus that emergency conditions continue to exist and that the provisions of Resolution 16-01 should continue in full force and effect.

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ASSISTANT GM/ASSISTANT HM  
Tom Razzeca

## STAFF REPORT

ITEM NUMBER – 19 – B Dock Emergency Finger Repair Project - UPDATE  
BOARD MEETING OF APRIL 27, 2016

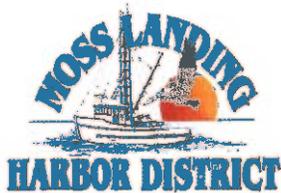
A few months ago the Board adopted Resolution 16-02 declaring El Niño-caused breakage of several fingers on the channel side of B Dock an emergency. The Resolution stated, in part, that Staff and the Board shall review the status of the emergency at every regularly scheduled meeting thereafter, to determine whether the emergency can be terminated.

In order to avoid serious safety issues and potential hazards to navigation, several minor temporary repairs have been made to ensure no hazards to navigation occur, and the area has been barricaded to prevent access. Staff regularly monitors the area to ensure additional breakage has not caused any safety hazards. In the meantime staff is working with a floating dock manufacturer and several replacement docks have been poured and have cured. The company representatives met with staff recently to pre-arrange logistics and it is anticipated that by the next Board meeting, the project should be complete.

The engineer continues to confirm the urgency of replacing the fingers immediately, as additional El Niño storms and strong winds, which are predicted to continue, will undoubtedly cause further severe damage. Based on these opinions as well as staff's physical observation of the fingers, this continues to be an emergency and work on the project should not be terminated.

The Board should indicate on the record by simple consensus that emergency conditions continue to exist and that the provisions of Resolution 16-02 should continue in full force and effect.

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Tom Razzeca

## STAFF REPORT

### ITEM NUMBER 20 – ADOPT 2016-2017 PRELIMINARY BUDGET BOARD MEETING OF APRIL 27, 2016

Harbors & Navigation Code §6093 requires that the Board adopt a Preliminary Budget on or before June 15 of each year and publish a notice that the Preliminary Budget has been adopted, specifying a date not less than 30 days from the publication of the notice for the purpose of fixing the Final Budget.

The Ad Hoc Budget Committee held one publicly noticed meeting to discuss and prepare its recommendations for the FY 2016-2017 budget.

The COLA based on CPI for 2015 was 2.25% so increases in slip and lease fees were based on that percentage, most notably on Assigned Slip Fees which are proposed at \$7.35 per foot per month, up from \$7.15 per foot per month. Amenity fees are based on actual costs incurred during the prior year for utilities and due to our efforts to contain and reduce costs, the fee will remain at \$52 per person per month.

Commissioner Leonardini is the Chair of the Ad Hoc Budget Committee and Commissioner Shirrel is Vice Chair. They will make the presentation to the Board of other recommendations of the Committee.

After the Budget Committees' presentation, the Board should hear from the public regarding any comments, issues or questions, consider the Preliminary Budget, make any recommended changes, and adopt the preliminary budget.

After adopting the Preliminary Budget, staff recommends the Board direct the General Manager to publish the appropriate notice of the public hearing specifying May 31, 2016 for fixing the final budget.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

	A	B	C	D	E	F	G	H
MOSS LANDING HARBOR DISTRICT								
BUDGET FYE 6/30/2017								
	FYE 6/30/11	FYE 6/30/12	FYE 6/30/13	FYE 6/30/14	FYE 6/30/15	Projected FYE 6/30/16	Budget FYE 6/30/16	Budget FYE 6/30/17
Revenues	16.27%	19.42%	20.18%	20.76%	17.87%	19.53%	19.00%	CPI = 2.25%
Marina Revenues	6.31/ft	6.40/ft	6.60/ft	6.80/ft	6.95/ft	7.15/ft	7.45/ft	7.95/ft
1 Assigned Berthing	1,399,246	1,361,276	1,391,429	1,427,124	1,528,415	1,523,730	1,533,821	1,576,725
2 Temporary Berthing	100,623	144,229	157,851	177,190	227,629	234,145	213,780	239,413
3 Transient Berthing	50,353	52,449	60,500	64,865	65,608	51,805	58,000	64,756
4 Qtrly/Annual Discount	(13,848)	(10,439)	(10,830)	(6,961)	(5,290)	(5,200)	(7,500)	(5,200)
5 Commercial Discount	(17,735)	(15,982)	(15,543)	(14,596)	(14,855)	(16,000)	(15,000)	(15,000)
6 Liveboard Fees	96,300	95,790	92,790	93,265	104,242	106,000	102,000	105,000
7 Intra-Harbor Towing	750	1,800	1,500	1,800	3,000	1,500	1,000	750
8 Pump outs	1,150	400	400	950	200	1,000	800	800
9 Non-Op Surcharge								
10 Assigned Slip/LA App. Fee	4,743	6,867	8,999	10,895	10,115	7,500	7,000	7,000
11 Recovered Lien Costs		648	1,308	1,358	2,332	400	2,000	1,000
12 Late Fees	35,996	30,408	25,670	26,681	27,597	27,500	30,000	30,000
13 Total Marina Revenues	1,657,578	1,667,446	1,714,074	1,782,571	1,948,993	1,932,380	1,926,251	2,005,244
14 Trust Lands Lease Revenue								
15 MBARI - Dock	22,493	22,529	22,850	23,930	23,725	25,440	24,793	26,104
16 MBARI-MARS Cable	2,183	1,097	1,156	1,182	1,208	1,247	1,281	1,280
17 Dymegy Outfall	55,206	55,914	56,418	59,830	60,390	61,668	62,544	63,278
18 Total Trust Lands Lease Revenue	79,882	79,540	80,424	84,942	85,323	88,355	88,618	90,661
19 Leases								
20 Cannery Suites - (3)	82,951	74,680	76,656	78,512	80,361	82,543	81,702	84,696
21 - (4)	70,724	72,394	74,109	75,790	77,117	79,832	79,923	81,914
22 - (1&10)	14,904	15,194	15,459	15,914	16,427	16,794	16,813	17,438
23 - (2)	27,696	27,087	27,599	28,340	28,993	29,854	29,864	30,635
24 - (5A)					2,394	9,701	5,609	9,955
25 - (5B)					7,840	7,869	7,872	13,969
26 - (6A, B & D)	46,000	21,577	37,375	41,276	23,834	24,423	24,452	25,057
27 - (9)	2,103	7,285	7,478	7,658	7,857	662	8,063	-
28 - (8)								
30 - K-Pier	14,624	14,894	15,220	15,628	16,063	16,460	16,479	16,888
31 Cannery NNN	26,966	61,967	64,851	39,611	65,728	30,000	30,000	30,000
32 Floating Docks	624	520						
33 Sea Harvest Restaurant	36,181	34,684	34,496	36,156	39,078	37,279	35,515	37,000
34 Pot Stop	33,612	33,708	36,352	35,449	44,500	39,852	41,791	40,000
35 MB Kayak	37,844	28,155	26,350	30,251	45,736	31,256	29,556	30,000
36 Martin/Mason	21,673	20,886	21,300	22,571	23,045	21,932	23,699	22,504
37 S.H. Spare Office	3,947	4,676	4,396	4,917	5,044	5,167	5,174	5,301
38 RV Lot	26,738	27,629	28,358	29,055	29,794	30,604	30,639	31,399
39 Total Lease Revenue	446,587	443,336	471,999	461,128	514,411	464,229	467,172	476,557
40 Revenues - Other								
41 Amenities Fee	250,432	245,348	245,878	254,070	263,230	280,000	276,388	276,555
42 Dry Storage (2)-Gear & Trailer	40,717	42,686	42,225	47,831	50,809	55,200	42,000	58,650
43 North Harbor Use Fee	39,907	87,328	77,094	66,291	69,040	60,000	80,000	68,000
44 NH Boat Wash	1,563	2,182	2,739	2,919	2,855	2,200	2,500	2,000
45 SH Parking	26,294	44,162	46,348	44,872	67,945	105,000	60,000	120,000

11.60/ft no amenity fee (Prior year 11.35/ft)  
 1.25/ft (Prior year 1.00/ft)  
 3% annual  
 less \$0.50/ft, 41 berth holders avg. 30 ft. boats  
 \$130 for each person (\$127 in 2016)  
 \$150 each way  
 \$200 per occurrence  
 800  
 \$175 per month  
 \$75 filing fee/\$250 application fee liveboard  
 \$30 dollar charge per month (\$25 in 2016), on balances over \$80 past due  
 Paid annually w/CPI (Expires 4/30)  
 Paid annually w/CPI (Expires 2/31)  
 Paid annually w/CPI (Expires 3/56)  
 \$6,967.70 mo. (ML Seafood Lund's, Prev. Sea Harvest) (Expires 11/31)  
 \$6,738.60/mo. (Monteary Fish) (Expires 11/31)  
 \$1,471.67/mo. (Jablonski) (Expires 12/22)  
 \$2,519.70/mo. (Deyerie) (Expires 8/21)  
 \$918.83 (Running Stream) (Expires 4/16) w/ (5) 1-yr option  
 \$1,149.23 (Local Bounty)(Expires 12/15) w/ (1) 1-yr option  
 \$2,061.67 (Blominaler LLC )(Expires 1/15) w/ (1) 1-yr option  
 \$644.10/mo. (Gregg Marine) (term. 7/1/2015)  
 Under stairs  
 \$1,389.54/mo. (Deyerie) (Expires 11/15)  
 Utility reimbursement per lease  
 12 months at \$52/month (Kayak Connec.)(Expired)  
 \$2,656.62 base + % rent (Expires 5/32)  
 \$3,151.76/mo. (Month to month)  
 \$1,213.15/mo, plus percentage rent (Month to month)  
 \$7,879.88, or 24% of gross, whichever is greater (Exp. 10/24)  
 \$436.214/mo. (Expires 9/16) (Mont. Bay Elec.)  
 \$2,683.31/mo. No less than 3% in lease agmt. (Expires 9/31)  
 \$52 for all assign. vessels in harbor (prior year \$52)  
 10\*20/\$75, 10\*30/\$85, 10\*40/\$95  
 Vessels: \$17.00 use/park, \$11.00 use, \$160.00 annual use. Kayaks/PWC:  
 \$11.00 use/park, \$6.00 use, \$140.00 annual.  
 \$4 for 5 min  
 Monthly permits \$100, daily \$8, 24 hrs. \$15

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2017									
A	B	C	D	E	F	G	H		
FYE 6/30/11	FYE 6/30/12	FYE 6/30/13	FYE 6/30/14	FYE 6/30/15	Projected FYE 6/30/16	Budget FYE 6/30/16	Budget FYE 6/30/17	CPI = 2.25%	
46 Camping/RV	2,202	2,632	4,786	6,509	4,000	4,000	4,000	\$50.00 per night	
47 Equipment Rental	300	756	7	803	1,000	250	750		
48 Facilities Use Permits	3,530	2,715	4,971	6,057	8,000	6,000	11,000	\$250 application & \$250 issuance fee	
49 Vending (Soda/Laundry)	7,491	8,701	8,507	9,107	9,000	7,500	8,000	\$1.00-\$1.25 per load	
50 Merchandise - Clothing, etc.	835	1,739	592	673	1,000	500	1,000		
51 Copies, Key Sales, Bid Packages, etc.	94	127	448	5,592	8,000	3,000	8,000	\$1.00 Pgs. 115 Pgs. thereafter, Gate Keys \$10-25	
52 Grant - DBW Derelict Disposal	-	-	26,857	30,000	10,000	20,000	10,000	Nader: Agths per reimbursement agreement	
53 Desal Reimbursement	-	-	-	53,781	103,000	35,000	200,000		
54 Misc. Charge/Pet fee	2,885	9,338	5,624	11,024	2,500	3,000	3,000	Excess District equipment	
55 Surplus Sale & Misc., Insurance reimb.	348	500	-	33,624	-	100	100		
56 Total Other Revenue	376,598	448,214	463,991	611,049	648,900	540,238	771,055		
57 TOTAL REVENUES	2,560,645	2,640,556	2,795,632	3,189,776	3,133,864	3,022,280	3,343,518		
58 Expenses									
59 Media/Publications/Advertising	18,324	11,444	12,155	3,797	3,000	5,000	5,000	Newspaper ads, NH Development, TV advertising	
60 General & Administrative	113,965	50,340	92,139	66,936	57,000	57,000	60,000	Telephone, office supplies, postags, etc.	
61 Accountant	37,419	37,931	37,922	34,459	38,000	40,000	40,000		
62 Auditor	13,950	14,450	13,500	14,950	14,500	14,000	14,500		
63 Attorney	48,997	60,546	43,490	66,010	60,000	65,000	75,000		
64 CEQA-Desal Expenses reimbursable	-	-	-	20,705	103,000	95,000	200,000		
65 Personnel	660,890	686,036	712,287	705,874	723,000	745,000	746,000		
66 Insurance & Bonding	100,492	108,098	115,019	114,425	115,000	115,000	118,000	Estimate	
67 PG&E	166,602	192,358	162,654	218,251	195,000	194,750	196,000	CPI	
68 Sewer	28,779	32,511	31,849	38,059	37,000	43,050	40,000	CPI	
69 Water	27,309	27,163	30,971	28,722	31,000	31,775	32,000	CPI	
70 Trash	52,246	52,045	46,072	49,072	52,000	51,250	53,000	CPI	
71 Maintenance & Repairs	51,275	52,482	91,668	39,038	45,000	100,000	85,000	dock/mat/roofing/gangway/rip-rap	
72 Operating Supplies	15,396	24,183	22,371	23,121	25,000	25,000	30,000	Fuel, paper products, parking envelopes, uniforms/CPI adj	
73 Outside Service Contracts	43,147	59,010	63,650	63,980	45,000	60,000	60,000	CPI (welder, plumber, electric, janitorial, arborist, roofer, S&E, Inc. etc.)	
74 Bad Debt	28,051	29,204	16,928	24,355	25,000	25,000	25,000		
75 Commissioner Expenses	18,841	16,631	17,333	14,967	15,000	20,000	15,000		
76 Comm Election	-	-	-	161,865	-	-	175,000	Only if Incumbent challenged, \$3.55 per voter	
77 Derelict Disposal	-	13,769	113,078	9,790	20,000	30,000	30,000		
78 LAFCO	5,054	4,846	4,677	5,303	5,637	5,400	5,700	Mandatory membership fee	
79 CSDA	4,141	4,257	4,576	5,288	5,659	5,500	5,700	Optional membership (required for workers comp policy)	
80 County EIR	-	8,288	-	-	-	-	-	Moss Landing Community planning	
81 Dredging	133,181	90,405	11,534	31,001	50,000	50,000	25,000		
82 Depreciation	768,434	762,708	949,095	945,417	945,000	945,000	945,000	Increase due to piling replacement project.	
83 Total Expenses	2,336,483	2,338,705	2,508,976	2,684,992	2,609,796	2,662,725	2,960,900		
84 Net Operating Income (Loss)	224,152	301,831	(730,122)	474,784	524,068	359,555	362,618		
85									
86 Interest and Tax Income									
87 Interest - Pinnacle Bank CD's	25,170	6,216	4,319	350	-	-	-	Account closed out	
88 Interest - First Capital Bank	9,459	14,391	5,700	3,074	3,050	-	3,000	20% on \$1.55M	
89 Interest Umpqua	-	-	-	1,625	1,500	-	1,000	10% on \$1.0M	
90 Interest Union Bank - Trust Account	-	-	-	-	-	1,250	100	02% on 600k	

MOSS LANDING HARBOR DISTRICT	A	B	C	D	E	F	G	H
BUDGET FYE 6/30/2017	FYE 6/30/11	FYE 6/30/12	FYE 6/30/13	FYE 6/30/14	FYE 6/30/15	Projected FYE 6/30/16	Budget FYE 6/30/16	Budget FYE 6/30/17
	3,631	4,014	2,190	6,571	1,938	3,000	-	600
91 Interest Union Bank	224,883	221,319	233,340	255,693	258,407	250,000	200,000	200,000
92 Property Taxes	263,143	245,940	245,549	269,099	265,394	257,950	201,250	204,700
93 Total Other Income								
94								
95 Interest Expenses								
96 Interest - UMPQUA (includes refl. Fees)					197,713	129,654	129,654	120,453
97 Interest - CIEDB	144,974	142,213	132,500	131,870	45,287	-	-	-
98 Interest - DBAW	45,754	45,251	38,501	38,888	6,365	-	-	-
99 Interest - Union	28,445	28,592	25,797	23,723	2,910	-	-	-
100 Interest - Trust Funds							2,500	2,500
101 Interest - Municipal Finance	20,346	19,587	16,929	16,032	674	-	-	-
102 Interest - Premium Finance		800	800	800	800	800	800	800
103 Total Other Expenses	239,519	236,443	214,527	211,313	253,749	130,454	132,954	123,753
104								
105 NET INCOME (LOSS)	247,776	311,328	(699,100)	244,442	486,429	651,164	427,851	443,565
106								
107 Capital Projects								
108 Project Consultant	4,830							
109 NH Parking lot (N. or EYC)								
110 Security Camera	4,243				6,938			5,000
111 Keyless Entry			3,002					
112 Piling replacement project			571,604					
113 Piling replacement project (FEMA)			1,752,078					
114 Fencing, etc.								
115 Dock maintenance	37,884		76,575		25,970		120,000	100,000
116 Concrete docks replacement					10,854	3,600	60,000	40,000
117 Computers (incl software)						233,000		
118 New NH Building							5,000	
119 NH Visitor Dock			73,860		62,130	30,000	4,250,000	3,500,000
120 NH Wharf entrance repair							150,000	400,000
121 NH Parking lot lighting	10,700						20,000	
122 Sewer Lift Station							50,000	50,000
123 Tsunami Erosion Repair					31,872	30,000	1,000,000	1,000,000
124 NH Master Plan								
125 Cannery - Roof								
126 Cannery Improvements					5,995	10,982		11,000
127 Total Capital Requirements	57,657	-	2,477,119	-	143,759	557,582	5,655,000	5,111,000
128								
129 Capital Project Funding								
130 From: FEMA			1,280,481				750,000	750,000
131 General Funds	70,637	50,806	966,638		143,759	557,582	4,905,000	4,361,000
132 Total Capital Contributions	70,637	50,806	2,227,119		143,759	557,582	5,655,000	5,111,000
133 Capital Projects Budget								
134								
135 Loan Payments								
136 Loan - UMPQUA								(359,358)
137 Total Loan Payments								(359,358)

Principal Payment (Unpaid balance \$4,406,076 Int. rate 2.65%)





BOARD OF COMMISSIONERS  
Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
Andrew Amaral  
Margaret "Peggy" Shirrel, Ph.D.

7881 SANDHOLDT ROAD  
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GENERAL MANAGER/HARBOR MASTER  
Linda G. McIntyre, Esq.

ASSISTANT GM/ASSISTANT HM  
Tom Razzeca

## STAFF REPORT

### ITEM NUMBER 21 – RESO 16-15 CALLING FOR ELECTION BOARD MEETING OF APRIL 27, 2016

Pursuant to Sections 10509 et. Seq. of the Elections Code, the Commissioners of the Moss Landing Harbor District must (1) call the election to be held on November 8, 2016 for the purpose of electing successors to the terms of office which will expire in January 2017; and pursuant to Section 13307 of the Elections Code, (2) the Board needs to determine who will pay the cost of the candidate's statement and to fix the maximum number of words to be submitted.

There will be a total of two (2) offices within the District to be filled at the November election for 4-year terms that will expire in January 2020, which are now filled by the following Board Members:

The Honorable Russ Jeffries

The Honorable Margaret "Peggy" Shirrel, PhD.

As in previous elections, it is recommended that the candidates pay the cost of the candidate's statement and that the statement not exceed 200 words in length.

Staff recommends the Board adopt Resolution No. 16-15 calling the November 8, 2016 District Election.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

## RESOLUTION 16-15

**A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS  
OF THE MOSS LANDING HARBOR DISTRICT  
ORDERING AN ELECTION, REQUESTING COUNTY ELECTIONS TO CONDUCT THE  
ELECTION, AND REQUESTING CONSOLIDATION OF THE ELECTION TO BE HELD  
ON NOVEMBER 8, 2016.**

\* \* \* \* \*

**WHEREAS**, pursuant to Elections Code Section 10002, the governing body of any city or district may by resolution request the Board of Supervisors of the county to permit the county elections official to render specified services to the city or district relating to the conduct of an election; and

**WHEREAS**, the resolution of the governing body of the city or district shall specify the services requested; and

**WHEREAS**, pursuant to Section 13307 of the Elections Code, it is incumbent upon this Board to determine who will pay the cost of the candidate's statement and to fix the maximum number of words to be submitted to the Elections Department for inclusion in the voter's pamphlet to be distributed by the elections official with the sample ballot; and

**WHEREAS**, pursuant to Elections Code Section 10002, the city or district shall reimburse the county in full for the services performed upon presentation of a bill to the city or district; and

**WHEREAS**, pursuant to Elections Code Section 10400, whenever two or more elections, including bond elections, of any legislative or congressional district, public district, city, county, or other political subdivision are called to be held on the same day, in the same territory, or in territory that is in part the same, they may be consolidated upon the order of the governing body or bodies, or officer or officers, calling the election; and

**WHEREAS**, pursuant to Elections Code Section 10400, such election for cities and special districts may be either completely or partially consolidated; and

**WHEREAS**, pursuant to elections Code Section 10403, whenever an election called by a district, city or other political subdivision for the submission of any question, proposition, or office to be filled is to be consolidated with a statewide election, and the question, proposition, or office to be filled is to appear upon the same ballot as that provided for that statewide election, the district, city or other political subdivision shall, at least 88 days prior to the date of the election, file with the board of supervisors, and a copy with the elections official, a resolution of its governing board requesting the consolidation, and setting forth the exact form of any question, proposition, or office to be voted upon at the election, as it is to appear on the ballot. Upon such request, the Board of Supervisors may order the consolidation; and

**WHEREAS**, the resolution requesting the consolidation shall be adopted and filed at the same time as the adoption of the ordinance, resolution, or order calling the election; and

**WHEREAS**, various district, county, state and other political subdivision elections may be or have been called to be held on November 8, 2016.

**THEREFORE, BE IT RESOLVED AND ORDERED** that the Board of Harbor Commissioners of the Moss Landing Harbor District hereby orders an election be called and consolidated with any and all elections also called to be held on November 8, 2016 insofar as said elections are to be held in the same territory or in territory that is in part the same as the territory of the Moss

Landing Harbor District requests the Board of Supervisors of the County of Monterey to order such consolidation under Elections Code Section 10401 and 10403; and

1. Pursuant to Section 13307 of the Elections Code, the District has resolved that the candidates will pay the cost of the candidate's statement. Said statement shall not exceed 200 words in length; and
2. The candidate shall submit payment to the Elections Department upon submission of the Candidate's statement.
3. That said governing body hereby requests the Board of Supervisors to permit the Monterey County Elections Department to provide any and all services necessary for conducting the election and agrees to pay for said services; and
4. That the Monterey County Elections Department conduct the election for the following offices on the November 8, 2016 ballot:

Moss Landing Harbor District Board of Harbor Commissioners  
The Honorable Russ Jeffries  
7881 Sandholdt Road, Moss Landing, California, 95039  
Four-year term expiring January, 2020

Moss Landing Harbor District Board of Harbor Commissioners  
The Honorable Margaret Shirrel, PhD  
7881 Sandholdt Road, Moss Landing, California, 95039  
Four-year term expiring January, 2020

\* \* \* \* \*

**CERTIFICATION**

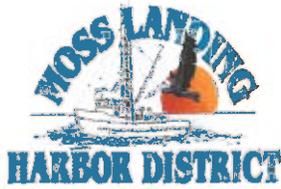
Resolution 16-15 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 27<sup>th</sup> day of April, 2016, a quorum present and acting throughout, by the following vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Russ Jeffries, President  
Board of Harbor Commissioners

ATTEST:

\_\_\_\_\_  
Linda G. McIntyre, Deputy Secretary  
Board of Harbor Commissioners



BOARD OF COMMISSIONERS  
Russell Jeffries  
Tony Leonardini  
Vincent Ferrante  
Andrew Amaral  
Margaret "Peggy" Shirrel, Ph.D.

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**Linda G. McIntyre, Esq.**

ASSISTANT GM/ASSISTANT HM  
Tom Razzeca

## STAFF REPORT

### ITEM NUMBER 22 – RESO NO. 16-16 LAFCO ELECTION BOARD MEETING OF APRIL 27, 2016

The Local Agency Formation Commission (LAFCO) of Monterey County has issued a ballot to fill the Alternate Independent Special District Member seat being vacated by Warren Poitras who was elected to a Regular Member seat in April. This is a four-year term expiring in May 2020. LAFCO Commissioner Stephen Snodgrass, Treasurer of the Pajaro-Sunny Mesa Community Services District is running for election along with Grant T. Leonard, Board President of North County Recreation and Park District.

The Moss Landing Harbor District is an independent special district with current membership in LAFCO. The presiding officer (President of the Board) of the member District is authorized to cast the vote on behalf of the District. A majority of Districts must return ballots in order to conclude the election. Districts must vote for one (1) candidate only. The deadline for submitting a ballot is May 16, 2016.

Attached is the ballot for this election and the candidates' statements from the previous election held in April.

Staff recommends that the Board select a candidate and adopt Resolution No. 16-16 voting for that candidate for the Independent Special Districts Alternate Member representative seat on the LAFCO of Monterey County Commission.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

# RESOLUTION 16-16

**A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE  
MOSS LANDING HARBOR DISTRICT  
SUBMITTING A BALLOT FOR ONE ALTERNATE MEMBER SEAT  
REPRESENTING SPECIAL DISTRICTS  
ON THE LOCAL AGENCY FORMATION COMMISSION  
OF MONTEREY COUNTY**

\* \* \* \* \*

**WHEREAS**, the California Legislature passed Assembly Bill 2830 in 2000 providing for representation by Independent Special Districts on Local Agency Formation Commissions (LAFCO), and

**WHEREAS**, Independent Special Districts have two voting representatives and one alternate representative on LAFCO serving four-year terms each, and

**WHEREAS**, the LAFCO of Monterey County has issued a ballot for election to fill one alternate seat representing Independent Special Districts for an expiring term, and

**WHEREAS**, the Board of Harbor Commissioners has reviewed the candidate nomination statements provided by LAFCO and have selected a candidate for which to cast their vote.

**NOW THEREFORE, BE IT RESOLVED THAT** the Board of Harbor Commissioners of the Moss Landing Harbor District has hereby chosen to cast a vote for \_\_\_\_\_ for election to the LAFCO Independent Special District Alternate Member seat for a four-year term ending May 2020.

\* \* \* \* \*

## CERTIFICATION

Resolution 16-16 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a regular meeting of the Board held on the 27<sup>th</sup> day of April, 2016, a quorum present and acting throughout, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Russ Jeffries, President  
Board of Harbor Commissioners

ATTEST:

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Linda G. McIntyre, Deputy Secretary  
Board of Harbor Commissioners

# LAFCO *of Monterey County*

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## LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

April 08, 2016

### OFFICIAL BALLOT OF THE INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

#### FOR ELECTION OF ONE ALTERNATE SPECIAL DISTRICT REPRESENTATIVE TO LAFCO

##### Voting Instructions:

1. The presiding officer of the legislative body of the District or the legislative body's alternate officer is authorized to vote. Please vote for one candidate. A majority of Districts must return ballots in order to conclude the election. The candidate receiving the most votes will be elected to an Alternate Member seat.
2. Please return this signed ballot to LAFCO of Monterey County at P.O. Box 1369, Salinas, CA 93902 or at 132 W. Gabilan Street, Suite 102, Salinas, CA 93901, or by FAX at 831-754-5831 or by email to [mckennak@monterey.lafco.ca.gov](mailto:mckennak@monterey.lafco.ca.gov).
3. **Deadline** - Ballots must be received in the LAFCO office by **May 16** at 5:00 p.m. LAFCO may extend this deadline if more time is needed to obtain ballots from a majority of Districts.

##### PLEASE VOTE FOR 1 CANDIDATE (ALTERNATE MEMBER SEAT):

Grant T. Leonard  
North County Recreation and  
Park District

Stephen Snodgrass  
Pajaro/Sunny Mesa Community  
Services District

---

VOTING MEMBER'S SIGNATURE: \_\_\_\_\_

INDEPENDENT SPECIAL DISTRICT: \_\_\_\_\_

DATE: \_\_\_\_\_

Special District  
Regular Member Candidate

Stephen Snodgrass  
Pajaro / Sunny Mesa  
Community Services District

LAFCO

FEB '5 2016

ATTACHMENT

# LAFCO of Monterey County

## LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

KATE McKENNA, AICP  
Executive Officer

### INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

### NOMINATION FORM TO DECLARE CANDIDACY AND REQUEST NAME AND STATEMENT ON BALLOTS FOR ONE REGULAR POSITION AND ONE ALTERNATE POSITION ON THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

Due Date: March 01, 2016

Nominations will be considered to fill the four-year terms for one Regular seat and one Alternate seat for an Independent Special District Commissioner on the Local Agency Formation Commission of Monterey County. Both terms will expire in May 2020.

#### Nomination Deadline and Process:

Nominations must be received in the LAFCO Office by March 01, 2016 at 5:00 p.m. Qualified persons may submit their own nominations using this form (no Board action is needed). You may email the completed form to [mckennak@monterey.lafco.ca.gov](mailto:mckennak@monterey.lafco.ca.gov) OR fax it to 831-754-5831 OR mail it to P.O. Box 1369, Salinas, CA 93902 OR hand-deliver it to 132 W. Gabilan Street, Suite 102 in Salinas.

#### Nomination Statement:

"I, Stephen Snodgrass hereby declare myself a candidate for the election to the position of Regular or Alternate Commissioner of the LAFCO of Monterey County. I am an elected or appointed Monterey County Independent Special District board member residing within the county and not a member of a legislative body of a city or county. I request my name be placed on the official ballot and, if elected, I will qualify and accept the office of Regular or Alternate LAFCO Commissioner for which I am selected and serve to the best of my ability."

#### Nominee Information:

Name: Stephen Snodgrass  
Address: 1705 Covenant Lane, Royal Oaks, CA 95076  
Phone and e-mail: 831-763-0695 SSnodgrass@gmail.com  
District represented: Pajaro Valley  
Your position with the District: Treasurer  
Number of years as a District Board Member: 7 years

#### Candidate Statement for the Ballot:

Please give reasons for wanting to be an elected LAFCO Commissioner and briefly summarize qualifications and background:

I have served as the Special Districts Commissioner for the last 4 years & previously as the alternate. I have attended 100% of the meetings & I believe my experience as a 3 term president of a medium size Special District as well as over 40 years experience in finance provided a unique & necessary quality to the Commission.

CONTINUED

I would very much appreciate your support  
in continuing to serve.

Thank you

Signed:



Name (Print):

Stephen Snodgrass

Date:

2-5-16

Thank you for your interest in serving on LAFCO of Monterey County.

Issue Date: February 01, 2016

Special District  
Regular Member Candidate

Grant T. Leonard  
North County Recreation and Park District

# LAFCO *of Monterey County*

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## LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

KATE McKENNA, AICP  
Executive Officer  
INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

### NOMINATION FORM TO DECLARE CANDIDACY AND REQUEST NAME AND STATEMENT ON BALLOTS FOR ONE REGULAR POSITION AND ONE ALTERNATE POSITION ON THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

Due Date: March 01, 2016

Nominations will be considered to fill the four-year terms for one Regular seat and one Alternate seat for an Independent Special District Commissioner on the Local Agency Formation Commission of Monterey County. Both terms will expire in May 2020.

#### Nomination Deadline and Process:

Nominations must be received in the LAFCO Office by March 01, 2016 at 5:00 p.m. Qualified persons may submit their own nominations using this form (no Board action is needed). You may email the completed form to [mckennak@monterey.lafco.ca.gov](mailto:mckennak@monterey.lafco.ca.gov) OR fax it to 831-754-5831 OR mail it to P.O. Box 1369, Salinas, CA 93902 OR hand-deliver it to 132 W. Gabilan Street, Suite 102 in Salinas.

#### Nomination Statement:

"I, GRANT T. LEONARD, hereby declare myself a candidate for the election to the position of Regular or Alternate Commissioner of the LAFCO of Monterey County. I am an elected or appointed Monterey County Independent Special District board member residing within the county and not a member of a legislative body of a city or county. I request my name be placed on the official ballot and, if elected, I will qualify and accept the office of Regular or Alternate LAFCO Commissioner for which I am selected and serve to the best of my ability."

#### Nominee Information:

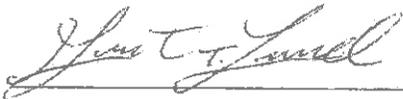
Name: Grant T. Leonard  
Address: 11261 Crane Street Castroville, CA 95012  
Phone and e-mail: leonardgt@yahoo.com 408-332-1412  
District represented: North County Recreation and Park District  
Your position with the District: Board President  
Number of years as a District Board Member: 1+

#### Candidate Statement for the Ballot:

Please give reasons for wanting to be an elected LAFCO Commissioner and briefly summarize qualifications and background:

I'm pleased to submit my nomination to serve as a Commissioner for LAFCO Monterey County. LAFCO plays an important role in land use decisions for Monterey County, and it is because of my deep caring for Monterey County that I wish to help LAFCO in its mission to make decisions that encourage the orderly growth of cities and districts; protect agricultural lands and open space; discourage urban sprawl, and ensure the efficient delivery of local government services.

With a background in urban and regional planning, and three years of experience in regional transportation planning for the Transportation Agency for Monterey County, I bring a skill set tailored to the work of LAFCO. Additionally, as Board President of the North County Recreation and Park District, I can speak to the needs of special districts in Monterey County, as well as the contributions special districts give to our community.

Signed: 

Name (Print): GRANT T. LEONARD

Date: 2/16/16

Thank you for your interest in serving on LAFCO of Monterey County.

Issue Date: February 01, 2016