

MINUTES  
SPECIAL MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
DECEMBER 9, 2020  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road, Moss Landing, CA 95039

Moss Landing Harbor District is inviting you to a Special Meeting of the Board of Harbor Commissioners.

Join Zoom Meeting

<https://us02web.zoom.us/j/85657665934>

Meeting ID: 856 5766 5934

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## A. CLOSED SESSION

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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.
2. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code 54956.8 regarding 2 matters.
  - a. North Harbor Building listing
  - b. Storage lot adjacent to the Santa Cruz Cannery Building located at 7532 Sandholdt Rd.

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

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The open session was called to order at 7:01pm, after the Pledge of Allegiance Roll was called.

### **Commissioners present via Zoom:**

Russ Jeffries – President  
Tony Leonardini – Vice President  
Vince Ferrante – Secretary  
James Goulart – Commissioner  
Liz Soto - Commissioner

### **Staff present via Zoom:**

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

## **C. PRESIDENT’S REMARKS**

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

## **D. PUBLIC COMMENTS**

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Alison Goss of Mahoney and Associates, Richard Bitero, and James Kindall spoke regarding a proposal for use of property in the Moss Landing North Harbor. The proposal included a gas station, market, and café. Board discussion ensued and President Jeffries said the Real Property Committee will meet and discuss the proposal.

## **E. CONSENT CALENDAR**

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1. Approval of the October 28, 2020 Regular Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto, to approve the October 28, 2020 Regular meeting minutes.

## **F. FINANCIAL REPORT**

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2. Financial report month ending October 31, 2020. GM Razzeca gave the highlights. A motion was made by Commissioner Leonardini, seconded by Commissioner Goulart to accept the Financial Report. The motion passed unanimously on a roll-call vote.

## **G. MANAGERS’ REPORTS**

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The General Manager will make oral or written reports. The Board may take action as deemed necessary. The Managers may present additional reports but the Board may not take action on any 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. Liveaboard Report - written report/no questions
7. Slip Income Report - written report/no questions
8. Incident Report - written report/no questions

## **H. COMMITTEE REPORTS**

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9. Finance Committee – Ferrante/Soto – nothing to report
10. Elkhorn Slough Advisory Committee – Leonardini – nothing to report
11. Special Districts – Jeffries/Ferrante – nothing to report
12. Budget Committee – Leonardini/Goulart – nothing to report
13. Liveaboard Committee – Goulart/Soto– nothing to report
14. Harbor Improvement Committee – Goulart/Soto – nothing to report
15. Real Property Committee I – Jeffries/Leonardini – President Jeffries, Commissioner Leonardini and General Manager Razzeca attended a Real Property Committee meeting to discuss 4 separate proposed leases of District Property.
16. Real Property Committee II – Ferrante/Goulart– nothing to report

17. 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. President Jeffries, Commissioner Leonardini and the General Manager attended a Planning Commission Meeting via Zoom regarding the Moss Landing Community Plan update.

**I. SPECIAL PRESENTATION**

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18. Wendy Cumming MLHD'S CPA provided a status update related to the Districts current fiscal year 20/21 budget.

**J. GENERAL MANAGER REPORT AND UPDATE REGARDING ORDINANCE NO. 208**

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19. The General Manager will provide the Board an update regarding Ordinance No. 208 related to the Passenger Vessel Fee which is not being charged at this time due to the COVID-19 Pandemic. The General Manager will seek direction from the Board

- a. Staff report –GM Razzeca gave the report
- b. Public Comment - None
- c. Board discussion and direction/recommendation - Consensus

**K. NEW BUSINESS**

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20. ITEM- Consider adopting Ordinance No. 211 amending the District Fees and Charges schedule.

- a. Staff report – GM Razzeca gave the report
- b. Public Comment - None
- c. Board discussion – President Jeffries asked who would calculate the 3.5% transaction fee, GM Razzeca responded that the staff would calculate and apply the 3.5% to any credit transaction.
- d. Board Action – motion was made by Commissioner Ferrante, seconded by Commissioner Leonardini to adopt Ordinance No. 211 amending the district fees and charges schedule. The motion passed unanimously on a roll-call vote.

**L. COMMISSIONERS COMMENTS AND CONCERNS**

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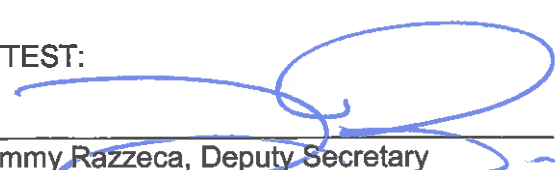
Commissioner Leonardini asked if the launch ramps would be closed to recreational traffic due to the recent stay at home order in Monterey County related to COVID-19. President Jeffries asked if staff had spoken to Monterey County health regarding the launch ramps. Gm Razzeca notified the Board that as of now the launch ramps remain open as previously approved by Monterey County Health to all traffic so long as the required protocols such as mask wearing social distancing etc. continued to be followed by ramp users. Commissioner Ferrante mentioned CSDA has free webinars for AB1234, Brown Act, and Sexual Harassment. The dates and times for each webinar can be found on the CSDA website if any commissioner needs take the trainings and submit their certificate to the Harbor admin office.

**M. ADJORNMENT**

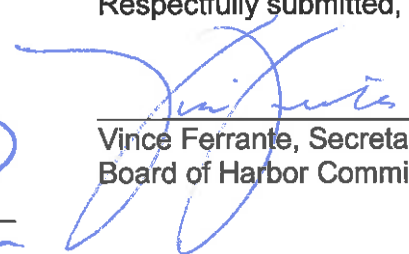
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President Jeffries adjourned the meeting at 7:55pm

ATTEST:

  
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Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners

Respectfully submitted,

  
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Vince Ferrante, Secretary  
Board of Harbor Commissioners