



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

August 3, 2023

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89900465284?pwd=aGF5cUhtWmlrTjAxTkW4TjhQVmx1QT09>

Meeting ID: 899 0046 5284

Passcode: 288519

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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.
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 7:00PM. Roll was called, followed by the Pledge of Allegiance.

**Commissioners Present:**

Russ Jeffries – President

Vince Ferrante- Vice President

James Goulart – Secretary

Albert Lomeli – Commission

**Commissioners Absent:**

Liz Soto – Commissioner

**Staff Present:**

Tommy Razzeca – General Manager

Mike Rodriquez – District Counsel – Via Zoom

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 Ferrante, seconded by Commissioner Lomeli to approve the August 3, 2023 Special Meeting Minutes. The motion passed 4-0-1 Commissioner Soto was absent.

## **F. FINANCIAL REPORT**

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2. Financial report month ending July, 2023. GM Razzeca gave the report. A motion was made by Commissioner Goulart, seconded by President Jeffries to accept the financial report. The motion passed on a roll call vote. The motion passed 4-0-1 Commissioner Soto was absent.

Commissioner Ferrante asked if the graphs at the end of the financial report can be removed. GM Razzeca replied that he feels they should keep the graphs so they can look at them as a guide and reference to see if anything jumps out.

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

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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 – GM reported that the North Harbor Building project was approved by Monterey County and that we are beginning to process the bid documents.

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 – Commissioner Lomeli requested more information on the incident that took place in the Harbor and GM Razzeca responded with additional details.

## **H. COMMITTEE REPORTS**

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

10. Elkhorn Slough Advisory Committee – Lomeli – nothing to report

11. Special Districts – Jeffries/Ferrante – President Jeffries reported out that Monterey County Sheriff Tina Nieto was the speaker and she discussed her first year in office, changes in the office and staff, and the flood in Pajaro. Commissioner Ferrante added Sheriff Nieto had a slide show and did a good job with presentation in front of a great turn out of at least 30 people in attendance.

12. Liveboard Committee – Soto/Lomeli – nothing to report

13. Harbor Improvement Committee – Soto/Lomeli – nothing to report

14. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – nothing to report

15. Real Property Committee II – Goulart/Soto – nothing to report

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.

## **I. NEW BUSINESS**

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19. CONSIDER APPROVAL TO PURCHASE CONCRETE DOCKS, B DOCK REPLACEMENT PROJECT.

a. Staff report – GM Razzeca

b. Public comment - None

c. Board discussion – Commissioner Goulart asked if we only received one bid. GM Razzeca responded that staff did consider two different contractors but that both were much more expensive and they are back logged and receipt of the docks would have been a year out. Additionally, the docks from Kie-Con match our existing docks. Commissioner Ferrante asked about the exact location of the dock replacement for which GM Razzeca pointed out the location on a large map in the Board room.

d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to approve the purchase of Concrete Docks, B Dock replacement project. The motion passed on a roll call vote 4-0-1. Commissioner Soto was absent.

**20. CONSIDER APPROVING A CONSTRUCTION PERMIT FOR BUTANO GEOTECHNICAL ENGINNERING TO COMPLETE BORING AND SOIL SAMPEL COLLECTION.**

- a. Staff report – GM Razzeca
- b. Public comment – No
- c. Board discussion – President Jeffries requested we add a special condition to the permit that we receive a copy of their findings from the soil sampling.
- d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Ferrante to approve the Construction permit for Butano Geotechnical Engineering to complete Boring and Soil Sample collection. The motion passed on a roll call vote 4-0-1. Commissioner Soto was absent.

**21. CONSIDER RESOLUTION 23-03 AMENDING SECTION VIII- OF THE “BYLAWS OF THE BOARD OF HARBOR COMMISSIONERS-MOSS LANDING HARBOR DISTRICT”.**

- a. Staff report – Gm Razzeca gave the report
- b. Public comment – None
- c. Board discussion – None
- d. Board action. – A motion was made by Commissioner Ferrante, seconded by Commissioner Lomeli to amend Resolution 23-03 Section VIII OF THE “BYLAWS OF THE BOARD OF HARBOR COMMISSIONERS-MOSS LANDING HARBOR DISTRICT”. The motion passed on a roll-call vote 4-0-1. Commissioner Soto was absent.

**J. COMMISSIONERS COMMENTS AND CONCERNS**

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Congratulations Vice President Vince Ferrante for winning his CSDA election and maintaining his seat on the CSDA Board. Commissioner Ferrante also mentioned that the Spreckels Veterans Memorial building had been repainted by Home Depot/volunteers before a re-dedication ceremony took place.

**K. ADJOURNMENT**


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President Jeffries adjourned the meeting at 7:47 pm.

ATTEST:

  
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Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners

Respectfully submitted,

  
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James Goulart, Secretary  
Board of Harbor Commissioners