



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

**JANUARY 22, 2020**

**A. CLOSED SESSION**

A closed session was held immediately prior to the public open meeting, and began at **5:00 p.m.** The public open meeting began at **7:00 p.m.**, or as soon thereafter as the Closed Session is concluded, and any action taken during the Closed Session will be reported out at that time.

1. Meet pursuant to Government Code §54957(b) (1) to conduct routine performance evaluation of the General Manager/Harbormaster.
2. Meet and confer with legal counsel pursuant to Government Code Section 54956.9(a) - consideration of initiating litigation.
3. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: a. The Moss Landing Commercial Park; b. Moss Landing Marine Storage, c. North Harbor Restaurant negotiations with various parties.

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

The open session was called to order at 7:06pm, after the Pledge of Allegiance Roll was called.

**Commissioners Present:**

Russ Jeffries – President  
Vince Ferrante – Secretary  
James Goulart – Commissioner  
Liz Soto – Commissioner

**Commissioners Absent:**

Tony Leonardini – Vice President

**Staff Present:**

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

**C. PRESIDENT'S REMARKS**

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**

Darryl Kenyon of Mid Coast Commercial Real Estate provide information to the Board related to his client who is interested in subleasing the former Sea Harvest restaurant building.

**K. NORTH HARBOR BUILDING UPDATE**

22. Alison Goss of Mahoney & Associates provided an update and answered questions regarding the listing of the Districts new North Harbor Building.

**E. ELECTION OF OFFICERS**

4. A nomination was made by Commissioner Ferrante to elect the following slate of officers: President – Russ Jeffries, Vice President – Tony Leonardini and Secretary – Vince Ferrante. Commissioner Ferrante then made a motion to close the nominations, second by Commissioner Soto: The motion passed on a roll call vote 3-0-1 (Commissioner Leonardini was absent). A motion was made by Commissioner Goulart, seconded by Commissioner Soto to elect the following slate of officers: President – Russ Jeffries, Vice President – Tony Leonardini and Secretary – Vince Ferrante: The motion passed on a roll – call vote 3-0-1 (Commissioner Leonardini was absent)

## **F. 2020 COMMITTEE APPOINTMENTS**

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5. President Jeffries appointed members of the Board to the various District committees:

- a. Elkhorn Slough Advisory Committee – Leonardini
- b. Liveaboard Committee – Goulart/ Soto
- c. Harbor Improvement Committee – Goulart/ Soto
- d. Real Property Committee I – Jeffries/ Leonardini
- e. Real Property Committee II – Ferrante/Goulart
- f. Special Districts/LAFCO – Jeffries/ Ferrante
- g. Personnel Committee – Ferrante/ Jeffries
- h. Finance Committee – Ferrante/ Soto
- i. Ad Hoc Budget Committee – Leonardini/ Goulart

## **G. CONSENT CALENDAR**

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6. Approval of the December 11, 2019 Special Meeting Minutes. A motion was made by Commissioner Jeffries, seconded by Commissioner Ferrante, to approve the December 11, 2019 Special Meeting Minutes. The motion passes 3-0-1-1. (Commissioner Soto abstained, Commissioner Leonardini was absent)

## **H. FINANCIAL REPORT**

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7. Financial report month ending December 31, 2019. GM Razzeca gave the highlights. A motion was made by Commissioner Goulart, seconded by Commissioner Soto to accept the financial report. The motion passed 4-0-1 (Commissioner Leonardini was absent)

## **I. MANAGER'S REPORTS**

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The General Manager provided written reports on the below subjects.

8. Projects Status/Update – Commissioner Goulart asked why a new traffic study would be needed and what the associated costs of the study would be. GM Razzeca responded that as of now we do not know if a traffic study will be needed or not, we are awaiting additional direction from the County of Monterey and Caltrans.

9. Summary of Permits Issued – written report/no questions

10. Meeting Announcements – written report/no questions

11. Assigned Liveaboard Report - written report/no questions

12. Slip Income Report - written report/no questions

13. Incident Report – Commissioner Soto asked if our contractor was responsible the incidents that occurred in the Harbor while dredging. GM Razzeca replied that they are responsible for the damage caused to the District pile and that a claim was being filed.

## **J. COMMITTEE REPORTS**

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

15. Elkhorn Slough Advisory Committee – Leonardini – nothing to report

16. Special Districts – Jeffries/Ferrante – President Jeffries and Commissioner Ferrante attending a Special Districts Association of Monterey County meeting where there was a presentation by Streamline related to website ADA compliance.

17. Liveaboard Committee – Jeffries/ Goulart – nothing to report

18. Harbor Improvement Committee – Goulart – nothing to report

19. Real Property Committee I – Jeffries/Leonardini – nothing to report

21. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB1234 requirements). Such reports may be oral or written. President Jeffries and Commissioner Ferrante attended a Special Districts Association of Monterey County meeting.

**K. NORTH HARBOR BUILDING UPDATE**

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22. President had moved this item up on the agenda and it was heard after public comment.

**L. NEW BUSINESS**

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23 - ITEM. Consider adopting Ordinance No. 207 "An Ordinance of the Board of Harbor Commissioners of the Moss Landing Harbor District Amending Section 26.300 - "Construction Permit" of Chapter 23 - "Permit Requirements and Procedures" of the Moss Landing Harbor District Ordinance Code."

a. Staff report –GM Razzeca gave the report

b. Public comment - None

c. Board discussion- President Jeffries pointed out that the language proposed to be added by Ordinance No. 207 was added to reflect our responsibilities as set out in the Districts enabling legislation. President Jeffries also asked that the Ordinance No. 207 also add reference to the Salinas River channel.

d. Board action - A Motion was made by Commissioner Soto, seconded by Commissioner Goulart, to adopt Ordinance No. 207 amending Code Section 26.300 to require a MLHD construction permit for construction or repair projects, including infill and restoration projects, performed in, upon or under lands, marshes, tidelands and submerged lands, including the Bennett, Elkhorn and Moro Cojo sloughs and old Salinas River channel held in trust by the District. The motion passed unanimously on a roll-call vote 4-0-1 (Commissioner Leonardini was absent)

**M. COMMISSIONERS COMMENTS AND CONCERNS**

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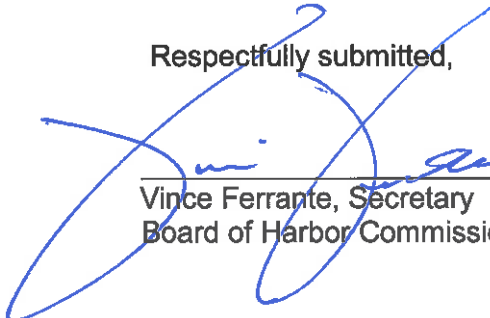
None.

**N. ADJOURNMENT**

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The meeting adjourned at 8:37pm

Respectfully submitted,



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Vince Ferrante, Secretary  
Board of Harbor Commissioners

ATTEST:



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Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners