



AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road
MOSS LANDING, CA 95039
May 28, 2014, 7:00 p.m.

A. CLOSED SESSION

A closed session will be held immediately prior to the public open meeting, **and will begin at 5:30 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 APN 413.022.003 (NH Restaurant Pad). Negotiating parties: General Manager and District Counsel.
2. Confer with legal counsel and General Manager regarding one matter of litigation pursuant to Government Code § 54956.9(a): Cramer vs. MLHD, et al.
3. Confer with real property negotiators pursuant to Government Code §54956.8 regarding parcel(s) currently used for E & F Dock access easements (MBARI). Negotiating parties: General Manager and District Counsel.
4. Confer with Labor negotiators pursuant to Government Code §54857.6 re Carpenters 46 No. California Conference – Chief Negotiator General Manager Linda G. McIntyre.
5. Consider personnel matters pursuant to Government Code §54957 – General Manager annual performance evaluation.
6. 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.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President	Linda G. McIntyre – General Manager
Yohn Gideon – Vice President	Mike Rodriguez – District Counsel
Vince Ferrante – Secretary	Marie Della Maggiore – Executive Assistant
Frank Gomes, Jr. – Commissioner	Wendy Cumming, CPA
Tony Leonardini - Commissioner	

C. PRESIDENT'S REMARKS

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

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. MANAGER'S REPORTS

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

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additional reports; however, the Board may not take action on any such item not on this Agenda.

1. Projects Status/Update
2. Community Relations; Requests/Issues
3. Summary of Permits Issued
4. Meeting Announcements
5. Assigned Liveboard Report
6. Assigned Slip Income Report
7. Incident Report

F. CONSENT CALENDAR

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.

8. Approval of the April 23, 2014 Regular Meeting Minutes.
9. Ratify General Manager's authorization to extend the ML Community Plan Funding Agreement per Amendment No. 4.

G. TREASURER'S REPORT

10. Financial Reports – Month ending April 30, 2014

H. COMMITTEE REPORTS

11. Finance Committee – Ferrante/Gideon
12. Elkhorn Slough Advisory Committee – Leonardini/Alternate - Gomes
13. Special Districts/LAFCO – Jeffries/Ferrante
14. Liveboard Committee – Gideon/Jeffries
15. Harbor Improvement Committee – Gideon/Gomes
16. Real Property Committee I – Jeffries/Leonardini
17. Real Property Committee II – Gomes/Gideon
18. Ad Hoc Budget Committee – Gomes/Leonardini
19. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (Per AB 1234 requirements). Such reports may be made orally or in writing.

I. PUBLIC HEARING

20. ITEM – Public Hearing and Fixing of the Final Budget of the Moss Landing Harbor District for the Fiscal Year 2014-2015. Recommendation: Hold Public Hearing, receive comments and make adjustments as necessary. Fix Final Budget.
 - a. Staff report
 - b. Open Public Hearing
 - c. Close Public Hearing
 - d. Board discussion
 - e. Board action

J. NEW BUSINESS

21. ITEM – Consider approving North Harbor Restaurant construction cost estimate.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

22. ITEM – Consider Ordinance No. 197 amending Chapter 20, “District Fee Schedule”.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action
23. ITEM – Consider preliminary proposal from Umpqua Bank for consolidating District debts at a lower interest rate.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action
24. ITEM – Consider approving the District’s insurance renewal package.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action
25. ITEM – Consider financing options for insurance renewal premiums.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action
26. ITEM – Consider requiring vessel insurance for slipholders.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

J. COMMISSIONERS COMMENTS AND CONCERNS

Members of the Board of Harbor 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. ADJOURNMENT

The next Regular Meeting of the Board of Harbor Commissioners is scheduled for June 25, 2014 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 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 contacting the District at (831) 633-5417. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.