



MINUTES
SPECIAL MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road
MOSS LANDING, CA 95039
December 17, 2014, 4:00 p.m.

A. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The meeting was called to order at 3:04 p.m. After the Pledge of Allegiance, roll was called.

Commissioners present:
Russ Jeffries – President
Vince Ferrante – Secretary
Frank Gomes, Jr. – Commissioner
Tony Leonardini – Commissioner
Commissioners excused:
Yohn Gideon – Vice President

Staff present:
Tom Razzeca – Assistant General Manager
Marie Della Maggiore – Executive Assistant
Staff excused:
Linda G. McIntyre – General Manager
Mike Rodriguez – District Counsel

B. PRESIDENT'S REMARKS

President Jeffries commented that Linda McIntyre's father-in-law and Mike Rodriguez's mother had passed away and the Board sends their condolences.

C. PUBLIC COMMENTS

No public comment.

D. SPECIAL PRESENTATION

1. ITEM – Presentation on and consider approval of final North Harbor Restaurant Development Project construction costs.

a. Staff report – Written report, no additional comments.

b. Public comment – Project architect Ken Turgen gave an update on the project progress and went over the line items in the project budget. He said the plans have been completed and he has responded to all the comments received from the County. He expects the permit to be released around the first of the year. Mr. Turgen said the spreadsheet shows escalated costs in plumbing and electrical due in part to adjustments made in response to comments from County, North County Fire, utilities, etc., costs due to the requested changes in cold and hot water connections, changes in gas and equipment connections, and also due to skyrocketing costs in copper materials.

c. Board discussion – Commissioner Gomes asked what percent of an increase can be expected going forward to which Mr. Turgen answered between 5-10% is a conservative budget but we won't really know until we see the bids. President Jeffries asked if the doors, windows, fixtures, etc specifications were included and how it would be determined if the builder has followed through. Mr. Turgen said all specifications, either by specific brand or equal choices will be provided to the bidders and all plans submitted by the bidders will be reviewed by him to ensure they meet these specs. Commissioner Gomes expressed concern about the escalating construction costs and asked where the money would come from. Commissioner Leonardini said we will know how much we need when we see the construction bids. Commissioner Ferrante said

there are places to borrow from such as the CSDA financing corporation. President Jeffries said the General Manager has looked into many financing options and will have time to obtain financing when we know how much is needed.

d. Board action – A motion was made by Commissioner Leonardini and seconded by Commissioner Ferrante to approve the final North Harbor Restaurant construction costs as presented. The motion passed 4-0-1 on a roll call vote; Commissioners Jeffries, Ferrante, Gomes and Leonardini voting aye; Commissioner Gideon absent.

2. ITEM - Consider Resolution No. 14-20 approving additional architectural services required by the Development Permit issued by Monterey County Planning Department in connection with the North Harbor Restaurant Development Project relating to CalTrans.

a. Staff report – Written report, no additional comments.

b. Public comment – Project architect Ken Turgen reviewed the steps that need to be taken to satisfy the conditions of the Monterey County encroachment plans. With approval of these proposed services, the architects can move forward. Mr. Turgen said that they still anticipate being in the bidding phase for the project by January.

c. Board discussion – No further discussion.

d. Board action – A motion was made by Commissioner Leonardini and seconded by Commissioner Gomes to adopt Resolution No. 14-20. The motion passed 4-0-1 on a roll call vote; Commissioners Jeffries, Ferrante, Gomes and Leonardini voting aye; Commissioner Gideon absent.

E. COMMISSIONERS COMMENTS AND CONCERNS

No comments.

F. ADJOURN TO CLOSED SESSION

The Board adjourned to closed session at 5:22 p.m. to discuss the following:

1. Confer with legal counsel and General Manager regarding one matter of litigation pursuant to Government Code § 54956.9(a): Cramer vs. MLHD, et al.

G. RECONVENE IN OPEN SESSION; ADJOURN MEETING

The Board reconvened in open session at 5:48 p.m. President Jeffries reported the Board met in closed session and no reportable action was taken.

L. ADJOURNMENT

The meeting adjourned at 5:50 p.m.

Respectfully submitted,

ATTEST:

Vince Ferrante, Secretary
Board of Harbor Commissioners

Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners