



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

December 14, 2017

A. CLOSED SESSION

A closed session was held immediately prior to the public open meeting to consider the following matters:

1. Confer with real property negotiators (District Counsel and AGM) regarding the following matters pursuant to Government Code 54956.8:
 - A. A Portion of APN #413-022-003 (NH)
 - B. The Santa Cruz Cannery Building
 - C. Moss Landing Commercial Park

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Open session was called to order at 2:35 pm. After the Pledge of Allegiance roll was called.

Commissioners Present:

Russ Jeffries – President
Tony Leonardini – Vice President
Vince Ferrante – Secretary
Peggy Shirrel – Commissioner
James Goulart – Commissioner

Staff Present:

Mike Rodriguez – District Counsel
Tommy Razzeca – Assistant General Manager
Shay Shaw – Administrative Assistant
Absent: Linda G. McIntyre – General Manager
(Excused)

C. PRESIDENT'S REMARKS

The President announced that the Board met in closed session and no decisions were made; direction was given to District staff and the District Counsel.

D. PUBLIC COMMENTS

No public comments were made.

E. SPECIAL PRESENTATION OF ANNUAL AUDITED FINANCIAL STATEMENT

1. Receive report from CPA firm re the FYE June 30, 2017 Audited Financial Statement.

A. Staff report - Written report.

B. Mr. Ryan Jolley of the firm Bryant L. Jolley CPA's presented the highlights of the FYE June 30, 2017 audited financial statement with a brief summary. Mr. Jolley stated that no deficiencies or material weaknesses were found during the audit and that the Districts books and Records were found to be in accordance with generally accepted accounting principles.

F. CONSENT CALENDAR

2. Approval of the October 25, 2017 Regular Meeting Minutes. The Minutes were unavailable. President Russ Jeffries made a recommendation to the Board to wait until the January board meeting to receive the Minutes. Commissioner Ferrante made a motion seconded by Commissioner Goulart to postpone consideration of the Minutes. The motion passed unanimously after a roll-call vote.

G. FINANCIAL REPORT

3. Financial report month ending October 31, 2017. AGM Razzeca gave highlights of the financial report. No comments were made. A motion was made by Commissioner Leonardini, seconded by Commissioner Shirrel to accept the Financial Report. The motion passed unanimously on a roll-call vote.

H. MANAGERS REPORT

4. Projects Status/Update – written report, no questions
5. Community Relations; Requests/Issues – written report, no questions
6. Summary of Permits Issued – written report, no questions
7. Meeting Announcements – written report, no questions
8. Assigned Liveboard Report – written report, no questions
9. Slip Income Report – written report, no questions
10. Incident Report – written report, no questions

I. COMMITTEE REPORTS

11. Finance Committee – Ferrante/Goulart – no meetings
12. Elkhorn Slough Advisory Committee – Leonardini – no meetings
13. Special Districts – Jeffries/Ferrante – nothing to report
14. Liveboard Committee – Jeffries/ Goulart - nothing to report
15. Harbor Improvement Committee – Shirrel/Goulart – no meetings
16. Real Property Committee I – Jeffries/Leonardini – met with Monterey County staff in November to discuss three projects, the Hotel at North Harbor, Café at the Santa Cruz Cannery Building and a Fishermen’s Dormitory next to the Cannery. Commissioners Jeffries and Leonardini shared with the Board their views and comments regarding the meeting with the County staff.
17. Real Property Committee II – Ferrante/Shirrel – no meetings
18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Oral report from Commissioner Ferrante regarding a couple of CSDA meetings he attended in Sacramento. Commissioner Ferrante provided updates on different aspects of CSDA business throughout his report. Commissioner Ferrante also provided information on CSDA sponsored funding and scholarship opportunities that may be available to the District.

J. NEW BUSINESS

19. ITEM – UPDATE- Maintenance Dock Erosion Emergency Project, Resolution No. 17-15 re Pile Placement
 - a. Staff report – AGM Razzeca gave the report
 - b. Public comment – none
 - c. Board discussion - Commissioner Leonardini asked questions regarding other possible options aside from driving piles to secure the Maintenance Dock gangway and made some suggestions for staff to consider. AGM Razzeca informed the Board that the District’s engineer Paul Roberts had provided the specifications requiring pile driving to secure the gangway but that staff would also continue to do their due diligence to ensure that a more economical option that met the engineered specifications wasn’t available before proceeding.
 - d. Board action - the Board by consensus indicated that emergency conditions continue to exist and that the provisions of Resolution No. 17-01 should continue in full force and effect. Additionally Commissioner Ferrante made a motion seconded by Commissioner

Shirrel to adopt Resolution 17-15 authorizing the GM to expend not to exceed \$40,000 to replace the essential Maintenance dock piles. The motion passed unanimously on a roll-call vote.

20. ITEM – Consider Adopting Resolution 17-16 for architectural consulting and professional services related to pending projects.
 - a. Staff report – AGM Razzeca gave the report.
 - b. Public comment – none
 - c. Board discussion – Commissioner Goulart asked if staff had explored other Architects to work on the pending projects. President Jefferies responded by informing the Board that the GM had reached out to some additional firms in the Monterey County area but had not received any other responses.
 - d. Board action – a Motion was made by Commissioner Leonardini, seconded by Commissioner Ferrante to adopt Resolution 17-16. The motion passed unanimously on a roll-call vote.

21. ITEM – Consider Adopting Resolution No. 17-17 accepting proposal from Advanced Testing and Inspections for the North Harbor Building Project.
 - a. Staff report – AGM Razzeca gave a the report
 - b. Public comment - None
 - c. Board discussion – Commissioner Goulart asked questions regarding the necessity of the inspections and whether the cost provided by ATI was an estimated or exact cost. AGM Razzeca responded by informing the board that the quote provided by ATI was an estimated cost and that the inspections ATI would be performing are required aspects of the project. President Jefferies also commented that these particular inspections are specialty inspections and that ATI is listed as an acceptable Monterey County contractor for providing these required inspections.
 - d. Board action – Commissioner Goulart made a motion, seconded by Commissioner Shirrel to adopt Resolution No. 17-17. The motion passed unanimously on a roll call vote.

22. ITEM – Consider Adopting Resolution No. 17-18 Regarding SDRMA Workers Compensation Insurance requirements
 - a. Staff report – Assistant GM Razzeca gave the report
 - b. Public comment – none
 - c. Board discussion – The Commissioners discussed which category should be selected to provide workers compensation insurance for the Board.
 - d. Board action- a Motion was made by Commissioner Shirrel, seconded by Commissioner Goulart to select box 1and adopt Resolution No. 17-18. The Motion passed unanimously on a roll call vote.

23. ITEM – Consider adopting Resolution No. 17-19 Declaring Boat Wash Equipment Surplus and authorizing appropriate disposition thereof
 - a. Staff report – Assistant GM Razzeca gave the report
 - b. Public comment – none
 - c. Board discussion- Commissioner Goulart asked about value of the equipment and President Jefferies clarified reasons why we are unable to use the wash facility.
 - d. Board action- a Motion was made by Commissioner Shirrel, seconded by Commissioner Goulart to adopt Resolution 17-19. The Motion passed unanimously on a roll call vote.

K. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Ferrante asked about the date of the January 2018 Board meeting. Commissioner Goulart asked if staff had followed up on repair of the fire suppression water line on B Dock; AGM Razzeca informed him that staff had. Commissioner Goulart also asked District Counsel if the District was "liable for anything that happens in the building" referring to the existing North Harbor restaurant (Sea Harvest), President Jefferies and District Counsel informed Commissioner Goulart that the building belongs to the tenant who has insurance providing full indemnification and the District would not be liable for incidents occurring inside the building.

L. ADJOURNMENT

The meeting adjourned at approximately 4:00 pm.

Respectfully submitted,



Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:



Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners