

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

May 24, 2017

A. CLOSED SESSION

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

1. Confer with legal counsel and General Manager regarding two (2) matters of litigation pursuant to Government Code § 54956.9(a): 1. Catalano vs. MLHD and 2. Deyerle vs. MLHD.
2. Confer with real property negotiators regarding two matters pursuant to Government Code §54956.8: (1) Moss Landing Commercial Park and (2) K Dock. Negotiating parties: General Manager and District Counsel.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The Open Meeting was called to order at 7:00 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:

Linda G. McIntyre – General Manager
Mike Rodriguez – District Counsel
Tommy Razzeca – Assistant General Manager
Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

The President announced that the Board met in Closed Session and no decisions were made; that direction was given to the General Manager and to District Counsel.

D. PUBLIC COMMENTS

Members of the general public were invited address the Board of Harbor Commissioners regarding any item that is not on the Agenda.

Herrick Andrews requested that the B dock gate be repaired; that a kayak was stolen, that he thinks agendas should be posted on the gates.

E. CONSENT CALENDAR

1. Approval of the April 26, 2017 Regular Meeting Minutes. Herrick Andrews suggested a number of corrections; had sent a list to Assistant GM Tommy Razzeca who read the list. District Counsel suggested the GM review any corrections that are appropriate and that the Minutes be approved subject to any corrections. Commissioner Ferrante made a motion, seconded by Commissioner Goulart to approve the Minutes subject to any corrections. The motion passed unanimously on a roll call vote.

F. FINANCIAL REPORT

2. Financial report month ending April 30, 2017. General Manager McIntyre gave the highlights. Overall for the year to date, combined operations show a profit of \$640k, higher than budget by \$292k. Commissioner Shirrel made a motion, seconded by Commissioner Ferrante, to accept the Financial Report as presented. The motion passed unanimously on a roll call vote.

G. MANAGER'S REPORTS

3. Projects Status/Update – Written report, no questions
4. Community Relations; Requests/Issues – Written report, no questions

5. Summary of Permits Issued – Written report, no questions
6. Meeting Announcements – Written report, no questions
7. Assigned Liveboard Report – Written report, no questions
8. Slip Income Report – Written report, no questions
9. Incident Report – Written report, no questions

H. COMMITTEE REPORTS

10. Finance Committee – Ferrante/Goulart – no meeting
11. Elkhorn Slough Advisory Committee – Leonardini – nothing to report
12. Special Districts – Jeffries/Ferrante – no meeting
13. Liveboard Committee – Jeffries/ Goulart – no meeting
14. Harbor Improvement Committee – Shirrel/Goulart – nothing to report
15. Real Property Committee I – Jeffries/Leonardini – nothing to report at this time
16. Real Property Committee II – Ferrante/Shirrel – no meeting
17. Ad Hoc Budget Committee – Leonardini/Shirrel – Commissioner Leonardini indicated the report is on the Agenda later as an action item.
18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Commissioner Ferrante reported attending CSDA's Legislative Days.

I. NEW BUSINESS

19. ITEM – Update on North Harbor wharf/visitor dock access emergency repair project.
 - a. Staff report – GM McIntyre gave the report indicating emergency conditions continue to exist but reported that construction is almost complete.
 - b. Public comment - none
 - c. Board discussion - none
 - d. Board action – By consensus the Board indicated that emergency conditions continue to exist and that the provisions of Resolution No. 16-01 should continue in full force and effect.
20. ITEM – Update on Maintenance Dock Erosion Emergency Project
 - a. Staff report – GM McIntyre gave the report indicating that emergency conditions continue to exist; permit process is continuing.
 - b. Public comment - none
 - c. Board discussion - none
 - 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.
21. ITEM – Consider adopting Preliminary Budget for 2017-2018 Fiscal Year.
 - a. Staff report – GM McIntyre gave the report.
 - b. Public comment – Herrick Andrews asked if he could pay for 2 plugs. He was told to submit his request to the GM.
 - c. Board discussion – Budget Committee Chair Commissioner Leonardini said that the GM and AGM made it easy for the Committee to prepare the preliminary budget; Committee Vice-Chair Commissioner Shirrel concurred. President Jeffries is concerned about membership dues for LAFCO and CSDA and thinks we should watch those fees. He is also concerned that insurance costs have increased.
 - d. Board action – Commissioner Shirrel made a motion, seconded by Commissioner Leonardini, to adopt the preliminary budget as presented, direct the General Manager to publish the appropriate notice of the public hearing specifying the date of June 28, 2017 for fixing the final budget. The motion passed unanimously on a roll call vote.
22. ITEM – Consider entering into a Lease for a portion of K Dock
 - a. Staff report - GM McIntyre gave the report that Lunds Fish, an existing tenant in good standing, was interested in leasing a portion of the K Dock surface.
 - b. Public comment - none

c. Board discussion - none

d. Board action – A motion was made by Commissioner Leonardini, seconded by Commissioner Goulart, authorizing the General Manager to execute a standard form lease with Lunds Fish for the public portion of K-Dock subject to review and approval by District Counsel. The motion passed unanimously on a roll call vote.

23. ITEM – Consider approving the District’s insurance renewal package

a. Staff report – GM McIntyre gave the report. Because of our “claims history” involving a lawsuit filed against the District, the District’s Officers and Directors liability coverage is 14% higher than last year’s premium.

b. Public comment – Marla Poiset asked related questions including whether there was a cap to the coverage; GM McIntyre replied that there is a \$1M policy limit.

c. Board discussion – discussion regarding Indian Harbor’s more reasonable offer vs. ACE Chubb’s offer of 250% increase over last year’s premium.

d. Board action – a motion was made by Commissioner Ferrante, seconded by Commissioner Shirrel to accept our broker’s quote that included Indian Harbor rather than ACE Chubb; the motion passed unanimously on a roll call vote.

24. ITEM – Consider financing options for payment of annual insurance premiums.

a. Staff report – GM McIntyre gave the staff report

b. Public comment – none

c. Board discussion – general discussion involving the proposal with lower monthly payments

d. Board action – a motion was made by Commissioner Shirrel seconded by Commissioner Leonardini to approve Option No. 2, authorize the General Manager to execute the agreement for same and authorize payment in accordance with the proposal. The motion passed unanimously on a roll-call vote.

25. ITEM – Consider approving proposal from Ken Israel (Marine Science & Engineering with Sealaska Technical Services) for technical and consulting services related to FEMA dredge projects

a. Staff report – GM McIntyre gave the staff report.

b. Public comment - none

c. Board discussion - none

d. Board action – a motion was made by Commissioner Ferrante, seconded by Commissioner Goulart, to adopt Resolution No. 17-07 approving the proposal for consulting services. The motion passed unanimously on a roll call vote.

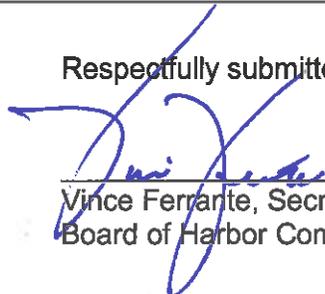
J. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Ferrante commented that the Harbor is looking good with the flowers at the front entrance.

K. ADJOURNMENT

President Jeffries adjourned the meeting at 8:15 pm.

Respectfully submitted,



Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:



Linda G. McIntyre, Deputy Secretary
Board of Harbor Commissioners