



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

February 26, 2025

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88561816213?pwd=kM83LvNbrANyz18kmZFabAoDfULS4W.1>

Meeting ID: 885 6181 6213

Passcode: 591873

A. CLOSED SESSION

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

1. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park- licenses and easements. Negotiating parties: General Manager and District Counsel.
2. The Board will confer with legal counsel pursuant to Government Code Section 54956.9(d) (2)- significant exposure to litigation.
3. The Board will confer with legal counsel pursuant to Government Code Section 54956.9(d) (2)- significant exposure to litigation.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00 PM. Roll was called, followed by the Pledge of Allegiance.

Commissioners Present:

Russ Jeffries – President
Vince Ferrante- Vice President
James Goulart – Secretary
Liz Soto - Commissioner
Albert Lomeli – Commissioner

Staff Present:

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

C. PRESIDENT'S REMARKS

President Jeffries 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

Liza Schmidt said the showers and bathrooms need more attention and cleaning detail. On occasion there has been contraband found and has made it hard for her and her family to use the facilities. She said her family is still being impacted by the Vistra fire and since we are a community of concerned citizens can we compile information to give to the GM for him to review for the letter that the Harbor will be sending. GM Razzeca said that they can submit information for review.

Bruce Thomas asked if there was a way to improve the quality of life for the liveaboards by allowing them to socialize and bring proposals to the GM for activities they may want to have within the Harbor. President Jeffries said that we have a Liveaboard committee that you can submit your proposals to and

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after review they will bring your proposal to the board and GM. He asked how healthy the Harbors financials are. GM Razzeca said we are very healthy and in a good place. Austin Walker said that he wanted the Board to be more transparent and show where the money is going for their review. President Jeffries said that the Moss Landing Harbor District is very transparent and at any time if you want to see our financials, they are included in the monthly board packets available on the District Website. GM Razzeca also notified the public that while copies of the District Financials are available online hard copies can also be obtained via request to the District Administration Department. Austin said that he also wanted to help by compiling information to be included in the letter we are sending. Shana Kristen asked who we are sending the letter to. GM Razzeca said the letter will be sent to County, State and Local Officials along with both Vistra Corp. and PG&E. She asked where are we getting the samples and the history of the soil reports from. GM Razzeca said there is decades of records kept from samples taken over the years used for District permitting of our Maintenance Dredging projects as well as Federal Channel Dredging projects.

Carolyn Chaperone requested a copy of the entire financial report and said that her health has also been impacted by the Vistra fire. She said that she hopes the Harbor does not allow Vistra to sweep things under the rug and that the ML community deserves answers. She also agrees that the Liveaboard restrooms and showers could be cleaned more frequently, and that the District should have a night watchman on duty after office hours. GM Razzeca notified Mrs. Chaperone and the public that the District restroom facilities and Boaters showers/restrooms are cleaned a minimum of 4 times each week and that the District does have a night watchman on duty each night.

E. CONSENT CALENDAR

1. Approval of January 22, 2025 Meeting Minutes. A motion was made by Commissioner Goulart, seconded by Commissioner Ferrante to approve the January 2025 regular meeting minutes. The motion passed unanimously on a roll-call vote.

F. FINANCIAL REPORT

2. Financial report month ending January 31, 2025. GM Razzeca gave the report. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to accept the January 2025 Financial report. The motion passed unanimously on a roll-call vote.

G. MANAGER'S REPORTS

3. Projects Status/Update – written report/no questions – Commissioner Ferrante wanted more clarification about the Harbor Infrastructure improvement and how the permits were coming along. GM Razzeca said he resubmitted all permits that we needed we are just waiting for Fish and Wildlife and then we should be going out to bid soon. Commissioner Goulart asked about the North Harbor Building and if there has been any interest in the property and have the updates been completed. GM Razzeca said that the building elevator is being put in and the windows on the backside of the property facing the water need to be fixed so that they can open and let air flow.

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

5. Meeting Announcements – written report/no questions

6. Assigned Liveaboard Report – written report/no questions

7. Slip Income Report – written report/no questions

8. Incident Report – written report/no questions

H. COMMITTEE REPORTS

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

10. Elkhorn Slough Advisory Committee – Lomeli– nothing to report

11. Special Districts – Jeffries/Ferrante – nothing to report

12. Liveaboard Committee – Soto/Lomeli – nothing to report

13. Harbor Improvement Committee – Soto/Lomeli – nothing to report

14. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – nothing to report

15. Real Property Committee II – Goulart/Soto – nothing to report

16. Personnel Committee – Jeffries/Goulart – nothing to report

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- 17. Ad Hoc Budget Committee – Goulart/Soto – nothing to report
- 18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. NEW BUSINESS

19. ITEM – CONSIDER RESOLUTION NO. 25-01 APPROVING THE AGREEMENT FOR TAXING ENTITY COMPENSATION WITH THE CITY OF SEASIDE.

- a. Staff report - District Counsel gave the report.
- b. Public comment – None
- c. Board discussion - None
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to approve Resolution 25-01 Approving the agreement for taxing entity compensation with the city of Seaside. The motion passed unanimously on a roll-call vote.

J. COMMISSIONERS COMMENTS AND CONCERNS

None.

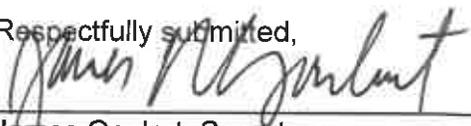
K. ADJOURNMENT

President Jeffries adjourned the meeting at 7:55pm.

ATTEST:



Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Respectfully submitted,


James Goulart, Secretary
Board of Harbor Commissioners