



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

May 29, 2024

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85725015588?pwd=fGvWTJp9SldRbjseueUVBO9x6Y97M.1>

Meeting ID: 857 2501 5588

Passcode: 204557

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## A. CLOSED SESSION

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A Closed Session will be held immediately prior to the public open meeting to consider the following items:

1. Consider personnel matters pursuant to Government Code Section 54957(b)(1)- General Manager Employment to discuss the GM Contract expiring June 30, 2024.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park. Negotiating parties: General Manager and District Counsel.
3. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding the current ground leases of 2 storage buildings located 7881 Sandholdt Rd, currently operated by Moss Landing Marine Storage.

## B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

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The meeting was called to order at 7:07 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

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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

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Marc Tuffs asked when he will be able to return his boat to his original slip. The General Manager provided an update regarding the dock replacement project on B dock.

## E. CONSENT CALENDAR

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1. Approval of April 24, 2024 Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to approve the April 2024 Meeting Minutes. The motion passed unanimously on a roll-call vote.

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## **F. FINANCIAL REPORT**

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2. Financial report month ending April 30, 2024. A motion was made by Commissioner Ferrante, seconded by Commissioner Lomeli to accept the financial report. The motion passed unanimously on a roll-call vote.

## **G. MANAGER'S REPORTS**

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The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

3. Projects Status/Update – nothing to report
4. Summary of Permits Issued– nothing to report
5. Meeting Announcements – nothing to report
6. Assigned Liveboard Report – nothing to report
7. Slip Income Report – nothing to report
8. Incident Report – nothing to report

## **H. COMMITTEE REPORTS**

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9. Finance Committee – Ferrante/Goulart – written report/no questions
10. Elkhorn Slough Advisory Committee – Lomeli – written report/no questions
11. Special Districts – Jeffries/Ferrante – Commissioner Ferrante attended Legislative days and reported out on the incidents that took place.
12. Liveboard Committee – Soto/Lomeli – written report/no questions
13. Harbor Improvement Committee – Soto/Lomeli – written report/no questions
14. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – written report/no questions
15. Real Property Committee II – Goulart/Soto – written report/no questions
16. Personnel Committee – Jeffries/Goulart – written report/no questions
17. Ad Hoc Budget Committee – Goulart/Soto – written report/no questions
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. President Jeffries and GM Tommy Razzeca met with Monterey County to try to update the MLCP general plan.

## **I. NEW BUSINESS**

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19. PUBLIC HEARING AND FIXING THE FINAL BUDGET FY 24/25
  - a. Staff report – Gm Razzeca gave the report
  - b. Public comment – None
  - c. Board discussion – None
  - d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Soto to Fix the Final Budget for FY 24/25. The motion passed unanimously on a roll-call vote.
  
20. CONSIDER ADOPTING ORDINANCE 213 AMENDING THE DISTRICT'S FEE SCHEDULE
  - a. Staff report – GM Razzeca gave the report
  - b. Public comment – None
  - c. Board discussion – None
  - d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Lomeli to adopt Ordinance No. 213 Amending the Districts Fee Schedule. The motion passed unanimously on a roll-call vote.

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21. CONSIDER RESOLUTION No. 24-02 CALLING FOR AN ELECTION

- a. Staff report – GM gave the report
- b. Public comment – None
- c. Board discussion – None
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Lomeli to adopt resolution No. 24-02 Calling for An Election. The motion passed unanimously on a roll-call vote.

22. CONSIDER THE DISTRICT'S INSURANCE PROPOSAL AND FINANCING OPTION FY 24/25

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – GM Razzeca said in the past we usually pay the lump sum amount for the entire year but due to various projects, dredging, and the upcoming election in November he recommended that the Board review financing option number 4 which would charge less interest over the year the other options.
- d. Board action – A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to authorize the General Manager to select financing option number 4 for the Districts Insurance for 24/25. The motion passed unanimously on a roll-call vote.

23. CONSIDER APPROVAL NEW GENERAL MANAGER EMPLOYMENT CONTRACT BY ADOPTION OF RESOLUTION No. 24-03

- a. Staff report – District Council Mike Rodriguez gave the report
- b. Public comment – None
- c. Board discussion – Commissioner Ferrante said that Tommy has served the Harbor very well and has changed the culture of the Harbor. He has been an member of the Harbor Masters Association, has achieved high standards and shown positive growth. President Jeffries said that Tommy always keeps him abreast of everything that is going on at the Harbor and they have a good working relationship. The growth in Tommy has been tremendous and he approves of the General Manager's contract.
- d. Board action – A motion was made by Commissioner Ferrante, seconded by President Jeffries to approve the General Manager Employment Contract and adopt Resolution No. 24-03. The motion passed unanimously on a roll-call vote.

**J. INFORMATIONAL ITEM**

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The General Manager will provide the Board an update regarding Ordinance No. 212

GM Razzeca notified the Board that Ordinance No. 212 suspending late fees related to Commercial Fisherman in the Harbor affected by the closure of fishing seasons remains in effect and that monthly updates will continue moving forward as necessary.

**K. COMMISSIONERS COMMENTS AND CONCERNS**

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Vince Ferrante went to Texas to visit family and while he was there had breakfast meeting with Brad Watson about the expansion of the Vistra battery storage facility in Moss Landing.

Commissioner Ferrante also provided the dates for the CSDA Annual Conference this year September 9-12<sup>th</sup>.

**L. ADJOURNMENT**

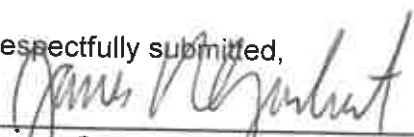
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President Jeffries adjourned the meeting at 8:30 pm.

ATTEST:

  
Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners

Respectfully submitted,

  
James Goulart, Secretary  
Board of Harbor Commissioners