



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

September 24, 2025

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85349808452?pwd=UERsIQAIKaxmyTNwhvMF7PHORnSJxa.1>

Meeting ID: 853 4980 8452

Passcode: 596968

One tap mobile

+16694449171,,85349808452#,,,,*596968# US

+16699006833,,85349808452#,,,,*596968# US (San Jose)

Join instructions

https://us06web.zoom.us/join/85349808452/invitations?signature=nFfSE-ke5EPW4-wYyMvURoAJdR_O82MAKJYvs2PdrQg

A. CLOSED SESSION

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

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. Confer with real property negotiators regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.
3. Confer with legal counsel regarding significant exposure to litigation against the District pursuant to Government Code Section 54956.9 (d)(2).

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

President Jeffries called the meeting to order at 7:00 pm. After the Pledge of Allegiance, roll was called.

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 – Via Zoom
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

Dan Garrett said that he would like to have more liveboard meetings and requested more communication between the Harbor Staff and tenants mentioning newsletters issued by other harbors. Manuel Osorio supports the concerns that the other tenants in the North Harbor have and would also like more communication. Keith Chastain said that the maintenance department could do a better job of maintaining the dock structure and feels that staff should be more present in North Harbor. He would like the Harbor District to consider updating the facilities and adding showers to the North Harbor. Liza Schmidt wanted to know if there were any updates on the status of Clean up due to the ML Power plant fires and will there be rent relief due to her family and her having to vacate the Harbor for health-related reasons. Mark Tufts added that he has a solution for sea lion deterrent, but the Harbor would need to agree to allow volunteers to build fencing on the Districts docks. Multiple North Harbor tenants expressed frustration with the closed North Harbor gangway while the District awaits permit issuance to complete the repair project needed.

E. CONSENT CALENDAR

1. Approval of June 25, 2025 Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to approve the June 2025 regular meeting minutes. The motion passed unanimously on a roll-call vote.

2. Approval of July 23, 2025 Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to approve the July 2025 meeting minutes. The motion passed 4-0-1 Commissioner Lomeli was absent.

F. FINANCIAL REPORT

3. Financial report month ending August 31, 2025 GM Razzeca gave the report. 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

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.

4. Projects Status/Update – Beverly Van Dyke reported maintenance needs on the docks in the North Harbor. James Brady also reported maintenance needs to the North Harbor Docks. Jamie Spittler reported concerns regarding fire hazards associated with FD access while the gangway is closed while awaiting permit issuance. Hans Thomas expressed maintenance needs at the North Harbor temporary access. Leah Hudkins questioned why the North Harbor dock access project wasn't declared as an emergency project last year.
5. Summary of Permits Issued – nothing to report
6. Assigned Liveboard Report– nothing to report
7. Meeting Announcements – nothing to report
8. Incident Report– nothing to report
9. Slip Income Report – nothing to report

H. COMMITTEE REPORTS

10. Finance Committee – Ferrante/Goulart – – written report/no questions
11. Elkhorn Slough Advisory Committee – Lomeli– written report/no questions
12. Special Districts – Jeffries/Ferrante– written report/no questions
13. Liveboard Committee – Soto/Lomeli– written report/no questions
14. Harbor Improvement Committee – Soto/Lomeli– written report/no questions
15. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – written report/no questions
16. Real Property Committee II – Goulart/Soto– written report/no questions
17. Personnel Committee – Jeffries/Goulart – written report/no questions
18. Ad Hoc Budget Committee – Goulart/Soto – written report/no questions
19. 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

20. CONSIDER RESOLUTION 25-04 DECLARING AN EMERGENCY PURSUANT TO SECTION 20168 OF THE PUBLIC CONTRACT CODE AND AUTHORIZING THE EXPENDITURE OF DISTRICT FUNDS FOR EMERGENCY REPAIR WORK IN AN INITIAL AMOUNT NOT TO EXCEED \$300,000

- a. Staff report – GM Razzeca gave the report
- b. Public comment – Andrew L thanked the Harbor for hearing their needs and if turning the volume up on CDFW is needed to please let him know. James Brady said \$300,000 is the amount needed for piles. GM Razzeca said that we can always request more funding from the Board if necessary. Liza Schmidt mentioned that there is a CDFW meeting on October 8th or 9th and anyone interested could join the zoom during public comment to voice concerns and it may help expedite the project.
- c. Board discussion – President Jefferies shared the Boards frustration while waiting on the final permit issuance from CDFW, but assured the public that the District will be taking action to complete the project asap. Commissioner Ferrante said that he thanks everyone for coming to share and voice their concerns and that the government is slowly seen in action when it comes to permits.

d. Board Action – A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to accept Resolution 25-04 Declaring an emergency pursuant to section 20168 of the public contract code and authorizing the expenditure of District funds for emergency repair work in an initial amount not to exceed \$300,000. The motion passed unanimously on a roll-call vote.

J. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Goulart asked if there are any updates with the North Harbor building. GM Razzeca said that we are currently working on landscaping and closing out the final stages of the project. Razzeca plans to schedule and open house at the Building once all is complete. Commissioner Soto said that she and Commissioner Lomeli would be scheduling a liveaboard meeting and they will get with staff to discuss dates for the dates so a meeting can be scheduled.

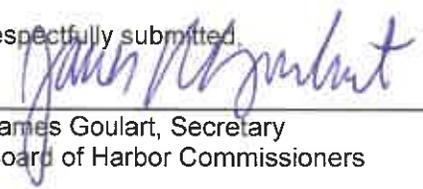
K. ADJOURNMENT

President Jeffries adjourned the meeting at 8:00 pm.

ATTEST:


Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Respectfully submitted,


James Goulart, Secretary
Board of Harbor Commissioners