



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

MAY 25, 2022

Moss Landing Harbor District scheduled Zoom meeting.

Join Zoom Meeting

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Meeting ID: 814 9852 4051

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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 (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.
2. Meet and confer with legal counsel pursuant to Government Code 54956.9(d)(4) deciding whether to initiate litigation.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The open session was called to order at 7:02 pm, after the Pledge of Allegiance Roll was called:

Commissioners Present:

Russ Jeffries – President

Tony Leonardini – Vice President

Vince Ferrante – Secretary

Liz Soto – Commissioner

Staff Present:

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

Commissioners Absent:

James Goulart - Commissioner

C. PRESIDENT'S REMARKS

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

SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

D. PUBLIC COMMENTS

Kate Cummings of Blue Ocean Whale Watch asked the Board if they would consider putting a cap on any new Whale Watching Businesses in the Harbor. The Board replied they will consider her request and consult with the General Manager with their recommendations. Stephanie Waldrip wanted to inform the Board that the two smoke stacks at the Moss Landing Power Plant may be pending removal. Stephanie pointed out the safety importance of the stacks being used as a landmark for boaters in the Monterey Bay asking for MLHD support to ensure they are not removed.

E. CONSENT CALENDAR

1. Approval of April 27, 2022 Special Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Soto, to approve the April, 2022 Special Meeting Minutes. The motion passed 4-0-1 (Commissioner Goulart was absent).

H. FINANCIAL REPORT

2. Financial report month ending April 30, 2022. GM Razzeca gave the report. A motion was made by Commissioner Leonardini, seconded by Commissioner Soto to accept the financial report. The motion passed 4-0-1 (Commissioner Goulart was absent).

I. 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.

3. Projects Status/Update – written report/no questions
4. Summary of Permits Issued – written report/no questions
5. Meeting Announcements – written report/no questions
6. Assigned Liveboard Report – written report/no questions
7. Slip Income Report – written report/no questions
8. Incident Report– written report/no questions

J. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Leonardini – nothing to report
10. Elkhorn Slough Advisory Committee – Leonardini – nothing to report
11. Special Districts – Jeffries/Ferrante – Commissioner Ferrante attended the Legislative Days meeting in Sacramento and reported out on the events that took place.
12. Liveboard Committee – Goulart/Soto – nothing to report
13. Harbor Improvement Committee – Goulart/Soto – nothing to report
14. Real Property Committee I – Jeffries/Leonardini – nothing to report
15. Real Property Committee II – Ferrante/Goulart – nothing to report
16. Personnel Committee- Ferrante/Jeffries – nothing to report
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.

K. NEW BUSINESS

19. ITEM – Consider Resolution 22-06 Awarding the Contract for the Cannery Building HVAC Penthouse Project.
 - a. Staff report – GM Razzeca gave the report
 - b. Public comment – None
 - c. Board discussion – None
 - d. Board action – A motion was made by President Jeffries, seconded by Commissioner Ferrante to approve Resolution No. 22-06 Awarding the Contract for the Cannery Building HVAC Penthouse Project. The motion passed 4-0-1 (Commissioner Goulart was absent).

20. ITEM – Consider Resolution 22-07 Approving the Architectural Services Agreement with Wald Ruhnke & Dost Architects.

- 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 Ferrante, Seconded by Commissioner Leonardini to approve Resolution 22-07 Approving the Architectural Services Agreement with Wald Ruhnke & Dost Architects. The motion passed 4-0-1 (Commissioner Goulart was absent).

21. ITEM – Consider Offer to Accept Public Access Easement.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – Linda Lockton of the California Coastal Commission made a presentation providing background information regarding the easement and the importance of the District's acceptance in relation to the Monterey Bay Sanctuary Scenic Trail.
- c. Board discussion – The board expressed some concern with the acceptance of the easement and asked District Counsel to review and provide an opinion for future consideration.
- d. Board action – This item on the agenda has been forwarded to District Counsel for review.

22. ITEM – Consider Insurance Proposal for Approval

- 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 Ferrante, Seconded by Commissioner Soto to approve the insurance proposal. The motion passed 4-0-1. (Commissioner Goulart was absent).

L. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Leonardini recommended that the Real Property Committee II look at the MLHD Ordinances in regards to the request for placing a cap on the Whale Watching businesses operating in the Harbor.

M. ADJOURNMENT

The meeting adjourned at pm 8:30 pm

Respectfully submitted,



Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:



Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners