

**BOARD OF HARBOR COMMISSIONERS
CITY OF SANTA BARBARA
MINUTES**

Regular Monthly Meeting

January 19, 2012

City Council Chambers - City Hall 6:30 p.m.

ROLL CALL 6:30 p.m.

Commissioners Present

Cory Bantilan
Betsy R. Cramer
Eric Friedman
Frank Kelly
Jim Sloan
Bill Spicer
Helene Webb

Staff Present

Scott Riedman, Waterfront Director
Karl Treiberg, Facilities Manager
Mick Kronman, Harbor Operations Manager
Patrick Henry, Property Management Specialist
Mary Adams, Harbor Commission Secretary
Santos Escobar, Parks Manager

Council Members Present

None

CHANGES TO THE AGENDA

Agenda Item #1, Harbor Commission Matters, was taken before Public Comment.

PUBLIC COMMENT

None

HARBOR COMMISSION MATTERS

1. Seating of New Commissioner Helene Webb and Reappointment of Frank Kelly to the Commission.

Scott Riedman provided background information on new Commissioner Helene Webb and welcomed her to the Harbor Commission. He also acknowledged some of Frank Kelly's achievements over the past nine years on the Commission, thanked him for his service and welcomed him back. Both

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Commissioners have been appointed to serve four-year terms expiring on December 31, 2015.

APPROVAL OF MINUTES

2. Moved to approve the minutes for the meeting of November 17, 2011. Kelly/Bantilan 5-0 (Commissioners Sloan and Webb abstained)

DEPARTMENT UPDATE

3. Director's Report

- Council Actions
- Department of Boating and Waterways Meeting in Santa Barbara
- Tentative Agenda Items for February

Commissioners expressed concerns over the potential Department of Boating and Waterways move to the Parks and Recreation Department. Staff believes contractual agreements with the Department currently in place will be honored. However, availability of future grants and loans are unknown at this time.

4. Business Services Report

- Request for Proposals / 132-B Harbor Way Offices

5. Harbor Operations Report

- Parade of Lights Recap
- Marine Life Protection Act Closures Take Effect
- Staff Begins Work on Fish Die-Off Response

Staff responded to Commissioners questions regarding the Fish Die-Off report including causes for the die-off, commercial use of fish from a die-off, utilizing volunteers in the clean up, and showed an interest in seeing the finalized response plan when it is completed.

NEW BUSINESS

6. Lease Agreement with Barbara Sonia Adams, dba Madame Rosinka

Patrick Henry summarized the staff report, which included background on the tenant and the new lease terms.

Moved to recommend to the City Council approval of a five year lease agreement with Barbara Sonia Adams, doing business as Madame Rosinka at 221-B Stearns Wharf, at a rent of \$750 per month. Bantilan/Sloan 7-0

7. Office Lease for Ty Warner Sea Center

Patrick Henry went over the staff report highlighting the terms of the lease agreement.

Moved to recommend to the City Council approval of a five year lease agreement with the Santa Barbara Museum of Natural History's Ty Warner Sea Center, for second floor office space at 219-E Stearns Wharf, at an initial rent of \$610 per month. Spicer/Kelly 7-0

8. Fiscal Year 2012 Mid-Year Budget Review

Scott Riedman gave a status report on the Waterfront Department Fiscal Year 2012 Mid-Year Budget revenues and expenditures.

Commissioners had several questions regarding line item anomalies in the budget report including:

- Increase in parking revenue Harbor West 38%
 - Luke System Installation
- Volatility in Financial Management – Down 11 – 12%
 - Mr. Riedman will speak to Financial Management for explanation, however probably due to conservative investment factors
- Slip transfer revenue fluctuations
 - Economic influences, etc.
- Miscellaneous Revenue Increase
 - Cruise Ships Visits

Commissioners would like to receive more information regarding slip transfer revenue. They would like staff to provide actual number of slips transferred along with the vessel sizes and how the recent acceleration in fees relates to this number. They would also like to know how many transfers involve new boats coming into the harbor verses transfers between existing vessels, partnerships and/or death, etc. in order to understand the volatility in this line item.

Staff informed the Commission that slip transfer transactions are a part of the Department's Performance Measures (P-3) Program, which measures slip transactions with a current boat in slip, new boat, new partner, and/or adding someone to a slip permit. Staff will break out the elements mentioned above to assist in forecasting future slip transfer revenue.

9. Mid-Year Mooring Program Report

Mick Kronman gave the staff report reviewing the suggested changes to Resolution 09-075 in regard to the permitted mooring area east of Stearns Wharf.

Moved to approve the proposed amendments to City Council Resolution 09-075, pertaining to rules and regulations for issuing mooring permits and setting minimum specifications for installing, inspecting and repairing such moorings, and forward to City Council for adoption. Bantilan/Friedman7-0

Speakers:

A letter written by Eric Schwartz was read into the record as he was unable to attend the meeting (attached).

Commissioner Friedman asked staff to treat Mr. Schwartz' request for SeaFlex owners' information as a Public Records Act request and to respond under those guidelines.

Commission and staff discussed issues involved in the Mid-Year Mooring Report. The discussion included, but was not limited to the various types of moorings, number of failures, administration fees, successful SeaFlex moorings, removal of failed moorings, boat migration, use of the mooring area for transient vessels, differences between mooring systems, and the need for the mooring program.

10. Beach Maintenance

Harbor Commission received a report on the City's Beach Maintenance Program from Karl Treiberg. Santos Escobar, Parks Manager, was at the meeting to assist in answering questions on the program. Mr. Escobar confirmed that the Beach Maintenance budget would remain \$146,000 for FY 2013. He also provided information on volunteer opportunities/programs for beach clean up through the Creeks Division. Mr. Escobar's phone number is 564-5533, if anyone would like additional information.

Commissioner Cramer reiterated the importance of wrack on the beach, which provides an important food source for seabirds.

COMMISSION/STAFF COMMUNICATIONS

Commissioner Friedman would like to review Harbor Commission Committee assignments at the February meeting.

ADJOURNMENT

Moved to adjourn the meeting at 7:55 p.m. Friedman/Kelly 7-0