

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

Regular Monthly Meeting

November 15, 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
Brian Bosse, Business Manager
Mick Kronman, Harbor Operations Manager
Karl Treiberg, Facilities Manager
Mary Adams, Harbor Commission Secretary
Jeanette Prusinski, Administrative Specialist

Council Members Present

None

CHANGES TO THE AGENDA

None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

1. Moved to approve the Minutes from the Meeting of September 20, 2012.
Kelly/Sloan 6-0 (Spicer abstained)

DEPARTMENT UPDATE

2. Director's Report

- Council Actions
- Harbor Commission Budget Committee Meeting
- Tentative Agenda Items for December Meeting

3. Business Services Report

- Cruise Ship Business analysis
- Wheels of the Wharf
- Stearns Wharf Christmas Tree

4. Facilities Management Report

- Federal Channel Dredging
- Breakwater Cap Repair Project – Phase 4
- Marina One East Restroom Improvements

Commissioners had several questions for Mr. Treiberg regarding dredging, breakwater project and Marina One restroom repairs.

5. Harbor Operations Report

- Harbor & Seafood Festival Recap
- Harbor Patrol Officer Receives Prestigious Recognition
- 27th annual Parade of Lights December 9th

NEW BUSINESS

6. Proposed Use Agreement with Santa Barbara Montessori School

Brian Bosse gave the staff report involving the use of Waterfront's parking lot for a school bus stop for Santa Barbara Montessori School.

Moved to recommend City Council approve a Use Agreement with Santa Barbara Montessori School regarding a school bus stop in the Palm Park parking lot. Kelly /Spicer 7-0

Mr. Bosse confirmed that the bus stop will only be used during the school year and not during the summer months.

7. Amendment of Lease Agreement No. 19,694 Santa Barbara Shellfish Company

Brian Bosse provided information from the staff report regarding the amendment to the Shellfish lease agreement.

Moved to recommend approval to City Council of the amendment of Lease Agreement No. 19,694, Santa Barbara Shellfish Company, adding the City's

standard financing provision to the lease to facilitate refinancing for the 1,160 square foot restaurant at 230 Stearns Wharf. Sloan/Webb 7-0

8. Five-Year Lease Agreement with Merritt Bartlett Marine, Incorporated, doing Business as, Harbor Marine Works

Scott Riedman gave some background information on the lease history of Harbor Marine Works and provided the proposed terms for the new lease agreement, which were outlined in the staff report. He also gave a PowerPoint presentation which provided additional information.

Moved to recommend to the City Council approval of a five-year lease agreement with Harbor Marine Works at an initial base rent of \$4,157 per month, subject to annual CPI increases, for the boat repair yard at 122 Harbor Way. Sloan/Kelly 7-0

Commissioner Spicer asked about the criteria for determining a “Tenant in Good Standing.” Mr. Riedman referred to the 1993 City Council Resolution that was used in the lease evaluation presented in the PowerPoint as the reasoning for Harbor Marine Works “Tenant in Good Standing” assessment.

9. Marina One Replacement – Phase 4 Construction

Karl Treiberg gave the staff on the Marina One Replacement Project involving Phase 4 Construction plans.

Commissioners had several concerns regarding moving and berthing of boats during Phase 4 construction of Marina One. Questions included compensation for being moved to other harbors, fuel costs, overhang allowance, variance in slip rates, and storm related issues for rafted boats. Staff will work with slip permittees to ensure the project go as smoothly as possible.

10. Six-Year Capital Improvement Program

Karl Treiberg presented the Capital Improvement Program with the aid of a PowerPoint presentation.

Move to approve the proposed Waterfront Department Six-Year Capital Improvement Plan for Fiscal Years 2014 through 2019.

Kelly/Bantilan 7-0

Commissioner Friedman inquired about homeland security grants as a funding source for new Harbor Patrol boats. Mr. Kronman stated that staff has and will continue to pursue homeland security grants, however there is a lot of competition for these funds. Waterfront will also continue to work with Immigration and Customs Enforcement (ICE) to bring one of their vessels into the Santa Barbara Harbor.

HARBOR COMMISSION MINUTES

November 15, 2012

Page 4

COMMISSION/STAFF COMMUNICATIONS

Betsy Cramer announced that Mary Adams, Harbor Commission Secretary, would be retiring in December and wished her well.

Mr. Riedman said that the December Commission meeting would probably be canceled due to both the lack of significant agenda items at this time and the upcoming holidays.

ADJOURNMENT

Moved to adjourn the meeting at 7:48 p.m. Kelly/Sloan 7-0.