



**CITY OF SANTA BARBARA
HARBOR COMMISSION**

SPECIAL MEETING MINUTES

**September 16, 2021 at 6:30 p.m.
Waterfront Administration Office
132-A Harbor Way, Santa Barbara, CA 93109
www.SantaBarbaraCA.gov**

CALL TO ORDER

Chair McCrea called the meeting to order at 6:30 p.m.

ROLL CALL

Commissioners Present:

- Merit McCrea, Chair
- Betsy Cramer, Vice Chair
- Lang Sligh
- Michael Nelson
- Adam Stanowick
- John Stedman

Commissioners Absent:

- Jim Sloan

Commission Liaisons Present:

- Mike Jordan, City Council Liaison

Staff Present:

- Mike Wiltshire, Waterfront Director
- Sarah Knecht, Assistant City Attorney
- Brian Bosse, Waterfront Business Manager
- Erik Engbretson, Harbor Operations Manager
- Brian Adair, Waterfront Facilities Manager
- Jeanette Prusinski, Administrative Supervisor
- Angela Rodriguez, Administrative Assistant

CHANGES TO THE AGENDA

Waterfront Director Mike Wiltshire stated that the following item was being removed from the agenda to be heard at the October 21, 2021 meeting:

10. Review Of Harbor Patrol Activities

Recommendation: That Harbor Commission receive and consider a report on Harbor Patrol's role and responsibilities.

GENERAL PUBLIC COMMENT

There were no members of the public who wished to speak

CONSENT CALENDAR (Item Nos. 1-3)

Motion:

Commissioners Sligh/Nelson to approve the Consent Calendar as recommended

Vote:

Unanimous roll call vote (Absent: Commissioner Sloan)

1. Approval Of The Minutes

Recommendation: That Harbor Commission waive further reading and approve the Minutes from the Special Meeting of August 19, 2021.

2. Proposed Lease Agreement With Stearns Wharf Bait & Tackle

Recommendation: That Harbor Commission review and recommend City Council approval of a five-year lease agreement with one, five year option with Mr. Reginald Drew, doing business as Stearns Wharf Bait & Tackle, for a 260 square foot retail space located at 232 Stearns Wharf.

3. Proposed Lease Agreement With Madame Rosinka

Recommendation: That Harbor Commission review and recommend City Council approval of a five-year lease agreement with John Adams, doing business as Madame Rosinka, at an average initial base rent of \$935.00 per month, for the 153 square foot space located at 221-B, Stearns Wharf.

DEPARTMENT UPDATE

4. Director's Report

- Cruise Ship Program Update
- Tentative Agenda Items For Future Meetings

Documents:

- PowerPoint presentation prepared by staff
- September 16, 2021 report prepared by the Waterfront Director

Speakers:

- Staff: Waterfront Director Mike Wiltshire

5. Business Services Report

- COVID-19 Deferred Rent Update

Documents:

- PowerPoint presentation prepared by staff
- September 16, 2021 report prepared by the Waterfront Business Manager

Speakers:

- Staff: Waterfront Business Manager Brian Bosse

6. Facilities Management Report

- Capital Improvements Program Status Update

Documents:

- PowerPoint presentation prepared by staff
- September 16, 2021 report prepared by the Waterfront Facilities Manager

Speakers:

- Staff: Waterfront Facilities Manager Brian Adair

7. Harbor Operations Report

- U.S. Coast Guard Releases 2020 Boating Safety Statistics Report
- Harbor & Seafood Festival Event Cancelled

Documents:

- PowerPoint presentation prepared by staff
- September 16, 2021 report prepared by the Harbor Operations Manager

Speakers:

- Staff: Harbor Operations Manager Erik Engebretson

NEW BUSINESS

8. Waterfront Department Fiscal Year 2021 Preliminary Budget Review

Recommendation: That Harbor Commission receive a staff report providing a brief summary of the Waterfront Department's revenues and expenditures as of June 30, 2021, and provide comments as appropriate.

Documents:

- PowerPoint presentation prepared by staff
- September 16, 2021 report prepared by the Waterfront Business Manager

Speakers:

- Staff: Waterfront Business Manager Brian Bosse

Discussion:

- Commissioners heard a presentation by Waterfront Business Manager Brian Bosse on the Fiscal Year 2021 Preliminary Budget, which included discussion on a revenue summary, revenues versus the budget, an expense summary, and expenditures versus the budget. Commissioners' questions were answered.

9. West Beach Storage Permit Fee Waiver For Chumash Tomol Canoe

Recommendation: That Harbor Commission discuss waiving the \$275 annual West Beach Storage Permit fee for a Chumash Tomol Canoe, as requested by representatives of the Chumash; and forward a recommendation on the fee waiver to City Council.

Documents:

- PowerPoint presentation prepared by staff
- September 16, 2021 report prepared by the Waterfront Director

Speakers:

- Staff: Waterfront Director Mike Wiltshire
- Members of the public: Marcus Lopez

Motion:

- Commissioners Cramer/Stedman to recommend to City Council that the \$275 annual West Beach Storage Permit fee be waived

Vote:

- Unanimous roll call vote (Absent: Commissioner Sloan)

11. Proposed Amendment Three Of Lease Agreement No. 23,328 With Mr. Aaron Petersen For Salty At The Beach And Approve A New Lease Agreement With Mr. Aaron Peterson For Chomp On The Rocks

Recommendation: That Harbor Commission:

- A. Review and recommend City Council approve Lease Amendment Three to Lease Agreement No. 23,328 with Mr. Aaron Peterson, revising the premises and lease rate to encompass only Salty At The Beach; and
- B. Approve a new, separate lease agreement with Mr. Aaron Peterson for Chomp on the Rocks.

Documents:

- PowerPoint presentation prepared by staff
- September 16, 2021 report prepared by the Waterfront Business Manager

Speakers:

- Staff: Waterfront Business Manager Brian Bosse, Assistant City Attorney Sarah Knecht

Motion:

- Commissioners Sligh/Nelson to approve the staff recommendations

Vote:

- Unanimous roll call vote (Absent: Commissioner Sloan)

SUBCOMMITTEE REPORTS

12. Slip Assignment Policy Subcommittee Update

Recommendation: That Harbor Commission receive an update from the Slip Assignment Subcommittee on the subcommittee progress to-date including discussion on County possessory interest tax, addition of family members to slip permits, and slip permit transfer fees; and, as appropriate, provide recommendations to staff.

Commissioner Slight left the meeting at 8:26 pm due to technical difficulties during the remote meeting.

Documents:

- PowerPoint presentation prepared by staff
- September 16, 2021 report prepared by the Waterfront Director

Speakers:

- Staff: Waterfront Director Mike Wiltshire
- Members of the public: Lori Rafferty

Discussion:

- Commissioners heard a presentation by Commissioner Stedman, the Chair of the Slip Assignment Policy Subcommittee. Topics discussed were a recap of the subcommittee efforts so far, history of the Slip Assignment Permit Policy, main points of concern, public correspondence, possessory interest tax issue, family additions issue, slip transfer fee issue, and possible tiered implementation of new slip fees. Commissioners' questions were answered.

COMMISSION AND STAFF COMMUNICATIONS

Director Wiltshire announced that three members of Harbor Commission have terms expiring as of December 31, 2021, and although, at the moment, he is not certain if they will be reapplying for an additional term, the openings will be a part of the City of Santa Barbara's Advisory Group Recruitment.

Director Wiltshire announced that he will be holding office hours for the public, or anyone in the Waterfront community, to meet, discuss, or learn about the Waterfront. Office hours will be held on Wednesdays from noon to 1:00 pm, and appointments can be made by contacting Administrative Assistant Angela Rodriguez or Director Wiltshire.

ADJOURNMENT

Motion:

- Commissioners Nelson/Cramer to adjourn the meeting at 8:46 p.m.

Vote:

- Unanimous roll call vote (Absent: Commissioners Sligh, and Sloan)