

Burrard Civic Marina Community Association

Agenda for Meeting with Parks Board Staff

Oct 23, 2013 at 3:00 PM, Marina Members Lounge

Attendees: VPB: Ken Maguire, Cassio Thieves

BCMCA: Sean Smith, JC d'Almeida, Grant, Ken Christie, Harry Trombley, Peter Vandergugten

Meeting Called to Order at: 3:05 PM

Current Business:

1) Year round water

Additional year-round water outlets will be installed after the water shutdown for the season. Shutdown expected in mid-November, may be delayed if weather is fair.

2) Fire warning signs

Signs have been posted at prominent areas around the marina. "In case of fire, evacuate marina, call 911."

3) Bike Rack

Ken M. expressed his apologies and frustration that this item hasn't been dealt with yet. Bike rack is to be fabricated by the City's fabrication shop, which is currently short-staffed and backlogged.

4) Tide Grid Ladder

Will be part of general repairs tender, see item 7 below.

5) Kayakers & paddle boarders in marina

E-mails have been sent to local rental agencies asking them to inform their rental clients to avoid the marina. Larger warning signs will be made and posted at the marina entrance ways.

6) Parking Lot Private Property Sign

It is reported that a "Private Property" sign is now posted at the gate to the parking lot. This means if there are any complaints about undesirable persons in the parking lot then police can now press charges of trespassing.

7) Tender for repairs

Funding of approximately \$200 - \$300,000 for repairs has been secured. A tender has recently been awarded for several repair projects around the marina, including repair of tilting docks and replacement of several pilings (including the ones on S and T docks). It is hoped that work will start shortly.

8) Lights

Several bulbs have been replaced, but malfunctioning lights remains a problem. (approximately 10-12 non-functioning lights on the east side alone noticed in recent weeks). Problem could be with ballasts, or shorts in the wiring. Electricians will be called in to check for shorts. It has been noticed that some fixtures are disintegrating, and components cannot be sourced any more. Cassio proposes replacing them with LED lights. The current bulbs are 35 watts, but also cost \$50 each, there are approximately 100 fixtures in the marina.

9) Letter of Commendation for Salty

A letter of commendation for security guard “Salty” Richard Lee was written by Sean Smith, and included comments and praise from several BCMCA members. A copy of the letter was delivered to Ken M. and Cassio at the meeting, and copies were sent to Securiguard Services Ltd., and by e-mail to the Parks Board commissioners. A copy was also left for Salty at his locker.

Capital Plan:

Ken M. gave attendees an overview of the presentation he is working on for the Parks Board commissioners. The presentation will draw attention to several ongoing problems and components which are deteriorating and reaching the end of their service life, the electrical system being one of the chief components of concern. A new electrical system may include individual metering for each plug-in. It is believed that approximately \$2.5 million dollars is needed to address these required repairs.

Another \$500,000 is proposed for upgrading fencing, security, and adding closed circuit cameras.

Ken M. also wants to push hard for a “Contingency Fund” so that when repairs are urgently needed, they are not delayed for several years until the next Capital Plan is approved.

Some improvements are also proposed, including:

- Dry-stacking facility for motor boats (there will be no loss of parking area for this, the facility would be along the eastern end of the parking lot near the Burrard Bridge, where boats are currently stored on trailers.)
- Valet service for launching & storing boats
- Marina mechanical and repair services area

These new improvements would cost approximately \$4,850,000, but would have the appeal of generating extra revenues.

Ken M. said he intends to present these Capital Plan items as separate items, and described in terms of “Have To Do” and “Nice To Have”, to help guide the commissioners in their decision-making process.

Feedback from BCMCA on the Capital Plan is required by the end of November.

New Business

1) Fees and Charges

Ken M. announced that there will be **NO** increase to marina fees and charges for next year.

2) Fall Newsletter

The Marina Office will be sending out their Fall Newsletter by e-mail, and have asked BCMCA to provide a brief description of who we are, and contact details.

3) Questionnaire

The BCMCA has been encouraged to come up with wording for a couple of on-line survey questions to be included in the Customer Survey, which will be advertised via the Fall Newsletter. The two issues which BCMCA seeks wider input include:

a) Electrical fees. While there is dissatisfaction with how electricity use is currently billed, there is no consensus among the group on how to resolve it. Possibilities may include:

- Leaving the billing system “as-is”
- Spreading the cost of electricity amongst all members in their moorage bills, which would increase moorage by approximately \$100 per year

- Asking for no charges on electrical power until a new system can be installed.

b) Parking for guests. While members are allowed to have two (2) marina parking stickers per boat, the issue of how to deal with guests, particularly those who may join a boat for lengthy cruises, has not been thoroughly addresses. Possible solutions may include:

- Leaving the two sticker solution as-is.
- Transferrable mirror hangers for parking passes
- Guest registration at the marina office (but available within office hours only)

JC d'Almeida and Ken Christie offered to draft up the survey choices, which will need to be received by the end of October to be included in the Fall Newsletter and online survey.

4) Expansion possibilities

Ken M. mentioned that the Parks Board may look at the possibility of taking over the water lot formerly used by the Kitsilano Coast Guard base, with the idea of installing transient moorage docks. It is recognized that the City of Vancouver is the worst place for other boaters to try and visit due to the non-existence of any transient moorage facilities. This would be a welcome step to make Vancouver a friendlier place for boaters to visit. Any security issues may be dealt with by having a separate ramp to access this dock, and no direct connection to the rest of the marina.

Next Meeting

Ken Maguire to coordinate available dates/times.

Meeting Adjourned At: 4:20