

Minutes of BCMCA/PB meeting Oct 7, 2014.

In attendance: Ken McGuire, Cassio Thieves, Sean Smith, Ken Christie, JC d'Almeida

1. Progress on repairs

Ken Maguire said that the contractor, Blue Water Systems, slacked off over the summer, and had numerous excuses, such as having lost valuable employees, having to hire new employees and get them trained, etc. Ken said that at the end of the day, these excuses are immaterial, as Blue Water Systems must live up to the terms of the contract, and he "read them the riot act" to get them to finish the work satisfactorily, or else final payments will be withheld. It was also evident that some of the work (such as waler replacements) was not being done properly, due to using inexperienced new staff.

One of the items on hold has been the tide grid ladder, which cannot be installed until the waler replacement on that part of the dock is completed.

No word on when the work should be ultimately completed, though it was noted that the original contract specified the work to be finished back in March 2014.

2. Funding secured

Ken reported that a total of \$3.4 million dollars has been secured for marina improvements. \$2.9M is coming from leftover City budget for fiscal year 2014, which Ken worked hard to secure, and a further \$500,000 is allotted in the proposed Parks Board Capital Plan for 2015-2018. Commissioner John Coupar was instrumental in pushing for this funding.

3. Funding: Next steps

Ken Maguire said the next steps in how to best use the funding should come through hiring a marina consultant, with direction to address certain issues, including:

- Breakwater boom at old Coast Guard docks site to protect from boat wakes and waves.
- Electrical system replacement, and what type or mix of power modes would work best. (ie, 15 amp for slips under 30', 30 amp for slips over 30'.
- Possibility of installing larger (wider) main docks, for more stability and to allow people with wheelbarrows to more easily pass each other.
- Possible reconfiguration of some marina docks, to allow longer slips. The intention is not to push out the smaller boats, but to make better use of those slips which only see use in the summer. (typically 21' and under). Customers who only rent docks for the summer months may be better served if there was some kind of valet boat launching service. Obviously piling layout and available depth will be considerations. The idea of a visitor dock at the old Coast Guard site is also still being considered.

Sean, Ken C., and JC made the argument that there should be some form of consultation of either BCMCA representatives, or the marina customers at large, for some input into what their current concerns are, or how they think the marina should be improved. Ken Maguire was initially not too enthusiastic about this idea, as we could get many different and conflicting or self-serving ideas about what customers would like to see, however it was also pointed out that if there isn't some attempt to consult with the customers then people will feel they are being left in the dark and mistrust will grow.

4. Fee Increase

Ken Maguire reported that there will be a 2% moorage fee increase for next year. Considering that there was zero increase in the past year (a very rare occurrence) and that inflation is also around 2%, an increase of this proportion is deemed to be reasonable.

5. Electrical charges

Ken Maguire said he hopes to lower the electrical charges to bring them more in line with what is charged at Heather Marina. Cassio said the current electrical bill from BC Hydro is around \$110,000, of which he estimates \$70,000 is for boats using shore power. He is phasing out older dock lighting with newer LED lights that use less power. The old bulbs are expensive, and becoming increasingly hard to get.

6. Submission for Marina Newsletter

Cassio asked for a brief submission from BCMCA promoting our group for inclusion in the next marina office newsletter, which gets emailed to all marina customers who have supplied e-mail addresses. Cassio estimates that he has e-mail addresses for about 90% of marina customers.

7. Streamkeepers

Cassio brought up the recent work done by the Streamkeepers organization, he helped volunteers from this group wrap tarps around pilings at the marina so that herring eggs could have a place to develop into herring fry. Creosote and steel pilings are not conducive to marine organisms, and the eggs usually just die. Wrapping the pilings with temporary tarps is a cheap and easy solution, and as a result there was a huge herring spawn this year. Cassio was very enthusiastic about the work this group has done.

8. Dinghy stickers

JC had brought up an idea he has seen in use at other marinas, which is using a standardized sticker to be applied to dinghies identifying who the owner is. If any dinghies are left in lousy condition, or seemingly abandoned, then it is easy to find the owner and try to resolve the problem. Dinghies which appear to be abandoned could also be removed to a storage area of the marina, where they could be held until claimed, or failing that, auctioned off for sale.

9. Derelict boats

Cassio said that since he included the "Derelict Boats" clause in the moorage contract, he has had success in cleaning up the derelict boat problem, mainly by just contacting owners of boats which appear in derelict condition, and offering them solutions such as dry storage, or assistance in selling the boat if desired. It was reported by Sean and JC that there does appear to be much less of a problem with having unsightly derelict boats in the marina.

Minutes written by Sean Smith