

Minutes of Marina Committee March 11, 2014

Call to Order: 7:04 p.m. BBVCC Clubhouse

Present: Committee chair Wilde, Baker, Doutre, O'Dell, Thomson, Hubert, Pirak, Calef, BBVCC rep Winterfeld, BBVCC General Manager/Harbormaster Hoffer, BBVCC staff Freitas.

Minutes of February 11, 2014 meeting approved

Agenda approved unanimously

Audience Presentations: Bruce Walacek advised the committee that many tie-ups are not adequate as marina users are securing their boat with poly line or in some cases cotton fiber line. Trashcans not being emptied for long periods was a second issue Walacek brought to the committee.

BBVCC Staff Freitas advised that cans are emptied weekly during peak season, bi-weekly during slower times. Harbormaster Hoffer advised that the marina garbage cans are a significant volume and cost during peak months. Freitas told the committee he does daily checks of docks for dinghy bailouts during heavy rain and has performed a number of pump outs to keep dinghies afloat. A discussion of the need for dock captains for each dock followed; the committee decided that each committee member would function as an ad hoc dock captain and contact Steve when issues arise.

Old Business

BP contract- BP has not committed which of two options they will fund: 1) annual stipend or 2) lump sum payment to rebuild launch ramp to facilitate launch of their craft. GM Hoffer advised that a letter has been sent to BP and funding is still under consideration by BP, but no official response has been received. Current launch ramp does not provide enough approach ramp so the BP trailer bottoms out. BBVCC will benefit by this rebuild with a new ramp that remedies numerous problems with existing ramp and BBVCC Harbormaster and Board will continue to pursue an agreement with BP for this large financial assist.

Boathouse and dock repair status- private docks across from fuel dock: BBVCC GM Hoffer reported that a letter has been sent to all owners of private docks advising that conditions on some sections are not acceptable and must be remedied. Hoffer said he has had a response from about half of the owners and the owners are moving ahead to "condo-ize" the docks to create a response to remedy the problems and bring docks into compliance or to issue fines against non-responsive owners. Individual remedies are being pursued by individual owners, according to communications with Hoffer following receipt of the letter. Hoffer reiterated that BBVCC has no position to enforce compliance of private dock owners.

The committee discussed revising marina regulations to add a requirement that private docks meet general appearance and condition requirements as stated in the regs for other property but because of the non-enforceability issues, committee decided to not pursue a revision of the regs. A motion was made to table the private dock issue until further developments warranted committee action. Motion passed five in favor, three opposed.

Dock A & B gate bumpers: Freitas reported that gate bumpers on A and B require recabing to complete the bumper install. Parts are on-site and project will be completed by April meeting.

August dredging plans: Harbormaster Hoffer reported that this year's dredge will require 3 to 4 days to complete and is on schedule for August; no definite date set yet by dredging contractor.

Depth survey and stray current survey: BBVCC staff Freitas advised that the depth survey on the docks is completed, channel survey will be done as weather improves. Committee members Baker and Hubert volunteered to work with Freitas to complete a survey for stray current in the marina. No completion date was set.

Pressure washing docks: Freitas advised the committee that he would contact volunteers on the list to begin dock cleaning. A temporary employee will also be available in April to clean docks. Target completion is by opening day. Freitas advised that a new pressure head they will be using contains overspray so boats are not spattered and dock tear-out is eliminated.

Wood handrails: The committee previously discussed with Freitas the condition of the wood handrails at the upper entrance to all docks. Staff has pursued bids for replacing with aluminum as the dock ramps have, but advised the committee that costs are prohibitive. Chairman Wilde asked about using galvanized instead; Freitas will bring a cost analysis to the April meeting.

New Business

Fire hose boxes: BBVCC staff Freitas the fire hose boxes need painting to prevent damage from sun and weather to the fiberglass boxes. Freitas will contact BBVCC volunteers to complete this project.

Marina Dredging: GM Hoffer advised the committee that a new dredge permit for a new 10-year cycle is in process. New studies are required by what seems to be an ever-increasing list of state and federal agencies that have to approve the project. Hoffer will report on progress as steps are completed.

Dock float replacement: Failing floats on docks and fingers will be replaced this spring by Top To Bottom Services who will access where replacements are needed and install new floats and re-position others to provide uniform floatation on docks sections. Up to 48 floats will be replaced.

Reserve Study: Pacific Crest Reserves has been selected as the service to audit BBVCC reserves as required by state regulations. Part of that audit will address what is available to begin dock replacement in approximately 8 years. Hoffer advised that the bids from the three contractors previously submitted will be assessed by the reserve audit team. Work on the audit is to be done in April.

Upcoming projects/Budget: BBVCC liaison Winterfeld asked the committee to provide input on marina rates as part of the budget process for next year. Winterfeld also asked the committee to identify what projects need to be done in the next year. Following discussion that centered on uncertainty of what the marina budget provides for and costing against revenues, the committee requested a budget breakdown from GM Hoffer. Hoffer will present a budget breakdown including overhead and income to the committee at the May 13 meeting.

Next meeting: Set for April 8 at 7 p.m.

No further business was before the committee and the meeting was adjourned at 8:55 p.m.

Respectfully submitted by Rod O'Dell
For the BBVCC Marina Committee