



METUNG MARINA & CHINAMAN'S CREEK MARINA ANNUAL BERTH HOLDER MEETING NOTES

14 October 2017

Venue: Metung Yacht Club

9:00 am

1. Staff and Councillor(s) Introduction

Cr Dick Ellis chaired the meeting and introduced Council staff present.

Apologies

Nil

East Gippsland Shire Councillors present

Name	Position
Cr Dick Ellis	Chair, Marina Consultative Committee
Cr Colin Toohey	Marina Consultative Committee

East Gippsland Shire Council Staff present

Name	Position
Paul Holton	Director Development
John Morton	Manager Economic Development
Kris Wain	Commercial Business Coordinator
Angela Printz	Commercial Business Operations Officer

Berth Holders Present

Bill Newcomen	Berth Holder and Marina Consultative Committee berth holder representative
Geoff Cross	Berth Holder and Marina Consultative Committee berth holder representative
Hugh Howard	Berth Holder
Julie Clark	Berth Holder
Eric Blennerhassett	Berth Holder
Neil Hopkins	Berth Holder
Tony Owens	Berth Holder
John Courmadias	Berth Holder
Kevin Howlett	Berth Holder
Morris Borgelt	Berth Holder

2016-2017 Annual Budget Performance Report

Chinaman's Creek incurred a small loss. Operations and Maintenance budget was \$23K and expenditure was \$31K.

Council advised of a loss of \$154K associated with Metung Marina. This was due to the rebuild of the Marina and occupancy currently only at 50%. \$65K of the expenses is interest on the loan obtained to rebuild the marina.

Council provided clarification of which expenses are covered under each category provided by Council's financial system.

2017-2018 Fees and Charges

Council reported the 2017-2018 Fees and Charges will remain the same as the previous year and have been adopted by Council and Signed off by the Minister.

Council will release the proposed 2018-2019 budget for public comment around April 2018. Berth holders are encouraged to provide comment via the budget process.

A berth holder questioned if fees will increase for existing berth holders to cover the losses due to empty berths.

Council advised any loss is worn across the Shire. All fees are reviewed regularly. Last year a valuer assessed the marinas resulting in the fees remaining the same 2017-2018. Valuer assessment is conducted regularly with the years between valuation tending to increase by maximum CPI plus 1. A marketing program is being developed to fill the vacant berths.

A berth holder stated 'surely marketing was done prior to reconstruction'

Council advised the waiting list indicated there were plenty of interested berth holders however many then did not take up the berths.

Operations and Maintenance Report

Council reported maintenance works completed in the past 12 months and planned future maintenance works.

A berth holder asked who determines when decking boards are to be replaced.

Council advised the Commercial Business Operations Officer identifies water damaged and boards posing a trip hazard and marks them for assessment and replacement where deemed required by Councils Works Crew.

A berth holder asked about the security.

Council advised additional security mesh panels were installed and any future requirements will be reviewed.

A berth holder asked who wore the costs of removing the additional piles.

Council advised the contractor proposed Council share the additional costs. Council will refer back to the contractor advising shared costs will not be accepted as the task was within scope of the project.

Metung Marina Redevelopment Update

Council reported that the Marina redevelopment project was now completed.

A berth holder asked if OHS signed off on the Marina referring to the finger jetty ladders.

Council advised the Marina ladders are consistent with other marinas in the lakes system however quotes have been sourced to remove the toe capping and move the rungs for better footing.

There was a general discussion around how the fees were determined.

Council advised it was based on the most recent marina – Slip Bight Jetty 5.

A berth holder stated Metung couldn't be compared with Slip Bight due to differing facilities available.

Cr Ellis advised that Shire have a legislative requirement to add 8% to cost to ensure private business have a better chance of competing.

A berth holder commented that Shire stole Chinamans Creek Marina from original berth holders.

Council advised they became Committee of Management for owner - DELWP.

General Business

A berth holder complimented the work and assistance provided by Angela. He also advised the rise in Marina fees by 100% for small boats has resulted in the family reviewing their boating arrangements on the Marina due to the cost.

He also advised he regularly found people fishing from the marina and he was too scared to tell them to leave for fear of them damaging his boat.

Council advised the security gate is now operational and no fishing signs installed. Regular inspections have not found anyone fishing since then.

It was also reported that the chequer plate at entrance is quite slippery when wet.

Council will investigate and rectify.

A berth holder stated the original fees were ill advised and the issue will come to a head if the marketing doesn't work. An answer is needed by this time next year.

A berth holder added the half empty marina looks bad for the Metung Yacht Club and community. Community and economic welfare and tourism should be considered with fee proposal.

Council are monitoring and will review. All information will be used to propose fees for next fees and charges review. Any concerns will be taken to Council by Cr Ellis and Cr Toohey where required.

A berth holder stated there should have been money to rebuild it from past fees.

Council advised that Stage 1 was built with depreciated assets for renewal and Stage 2 was funded by the loan.

A new berth holder commented that if he had researched the marina, he would not have signed up. He believes Islanders should have better options. He also believes the fees are too expensive for a marina without facilities noting there is no hot water in the toilet block for washing hands.

This was noted by Council.

A berth holder asked about security at Chinamans Creek.

Council advised there are more stringent privacy laws around camera footage for Council. Hardware is relatively inexpensive however the storage requirements are exorbitantly costly and the bandwidth required for a data server. Individuals are welcome to install their own webcams ensuring they are only pointed at their own boats.

A berth holder questioned who and why the Chinamans Creek public jetty times had changed to 4hr only mooring.

Council advised it was not within this part of Councils responsibility although expected it was changed to be consistent with other public jetties. Cr Ellis ensured the Berth Holder had received a written response regarding this question.

The Marina Consultative Committee Representative for Metung reminded all attendees that their contact numbers were on all Marina gates.

Cr Ellis thanked all for attending and closed the meeting at 10.00am

**Metung Marina
and
Chinaman's Creek Marina
Annual Berth Holders Meeting**

Saturday 14 October 2017



Agenda

- Staff and Councillor(s) Introduction
- 2016 -17 Annual Budget Performance Report
- 2017-18 Fees & Charges
- Operations and Maintenance Report
- Metung Marina Redevelopment Update
- General Business

Metung Marina 2016-17 Annual Budget Performance Report

Income

• Licencing	\$ 125, 873
• O & M Fees	\$ 30,862
Total	\$ 152,200

Expenditure & deductions

• O & M Expenses	\$ 125,610
• Council Rates	\$ 21,560
• Land Tax	\$ 315
• Depreciations	\$ 93,626
• *Finance Expense	\$ 65, 678
• Total	\$ 306,789

Result \$ - 154,538

* Finance Expense – Interest Paid on Marina Loan



Metung Operations and Maintenance

O & M Fees	\$ 30,862
Direct O & M Expenses	
• Employee Costs – Direct Operations	\$ 32,029
• Contractual Service Expense	\$ 15,197
• Materials And Utilities Expense	\$ 16,940
• Miscellaneous operations / insurance premiums	\$ 4,811
• Administration Costs	\$ 22,390
• Corporate Overhead allocation	\$ 34,242
Total	\$ 125,610
Result	\$ (94,748)

Chinaman's Creek Marina 2016-17 Annual Budget Performance Report

Income

• Licencing	\$ 38,021
• O & M Fees	\$ 23,186
Total	\$ 59,525

Expenditure & deductions

• O & M Expenses	\$ 31,525
• Council Rates	\$ 2,036
• Land Tax	\$ 275
• Depreciations	\$ 14,821
• Total	\$ 48,661

Result	\$ 10,868
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Chinaman's Creek Marina Operations and Maintenance

O & M Fees \$ 23,186

Direct O & M Expenses

- Employee Costs – Direct Operations \$ 9,827
- Contractual Service Expense \$ 4,227
- Materials And Utilities Expense \$ 3,142
- Miscellaneous operations / insurance premiums \$ 983
- Administration Costs \$ 8,396
- Corporate Overhead allocation \$ 4,950

Total \$ 31,525

Result \$ - 8,339

Expense Category Legend

Expense Category	Explanation
Employee Costs	Any salaries and wages of Council Employees carrying out works directly related to Marina Operations e.g. Marina Supervisor, Building Works Crew, extra cleaning undertaken by Caravan Park Staff etc.
Contractual Service Expense	Contract Cleaning, Plumbers, Electricians and other trades when required
Materials and Utilities Expenses	Electricity, Water, maintenance materials (in 2016/2017 the Jacobs condition report was allocated to this account code)
Other Miscellaneous Expenditure	Insurance
Marina Administration Costs	Costs incurred in administering the Commercial Business Unit, this includes salary, vehicle and telephone costs - apportioned across all Commercial Business Unit operations.
Corporate Overhead Allocation	Calculated as 15% of direct costs associated with operation of the marinas (including depreciation). Accounts for the provision of internal corporate services such as HR, Payroll, Financial Services, Information Technology and Property Services.

2017 -2018 Fees and Charges

- No increase from last year in Council marina fees and charges

- Please refer to handout

- Metung Marina fees – Ministerial sign off

Operations and Maintenance Report

Report regarding the Operations and Maintenance of the Marinas.

Commercial Business Operations Officer
Commercial Business Coordinator.



2016 – 2017 Maintenance

Metung – Outside of Redevelopment

- Repair damaged finger C19/20
- Install baggage trolleys
- Crane Hoist Equipment
- Maintenance schedule of new marina commenced

2016 – 2017 Maintenance

Chinaman's Creek

- Pile Assessments
- Install Baggage trolleys
- Replaced 25 Decking boards
- 10 pieces of toe capping
- Replaced rusted thimbles

Planned Maintenance

Metung:

- Realignment of finger jetty ladders Stage 1
- Widening and refurbishment of small boat launching ramp

Hardstand:

- New chain motor for crane
- Training for crane use
- Refurbishment of boundary fence

Chinamans Creek:

- 29 piles to be banded
- 50 piles to be capped

Metung Marina Redevelopment

- Defects period
- Security
- Maintenance Schedule



General Business



East Gippsland Shire Council

