



SLIP BIGHT MARINA ANNUAL BERTH HOLDER MEETING NOTES

20 October 2018

Venue: Paynesville Community Hall

2:00 pm

1. Staff and Councillor(s) Introduction

Cr Dick Ellis chaired the meeting and introduced Council staff present as well as Marina Consultative Committee Representatives.

Apologies

Kris Wain

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
Angela Printz	Commercial Business Operations Officer

Berth Holders Present

Larry Field	Berth Holder and Marina Consultative Committee berth holder representative
John Underwood	Berth Holder and Marina Consultative Committee berth holder representative
Frank Adams	Berth Holder
Barry Wood	Berth Holder
Alan and Rosemary Jackson	Berth Holder
David Mason	Berth Holder
Michelle Bourke	Berth Holder
Jacques Armenante	Berth Holder
Leigh Collings	Berth Holder
Marilyn and Bill Daly	Berth Holder
Maria Lukies	Berth Holder
Harry Leggett	Berth Holder
Rebecca Mattis	Berth Holder
Ian Hall	Berth Holder
Matt and Lesley Edwards	Berth Holder
Eric Smith	Berth Holder
Andrew and Monica Edgar	Berth Holder
Bruce James	Berth Holder
Ann Goodwin	Berth Holder
John and Annette Gibson	Berth Holder
Alan Jones	Rate Payer

2017-2018 Annual Budget Performance Report

Income	
Licencing	\$ 498,793
O & M Fees	\$ 202,474
Total	\$ 701,267

Expenditure & deductions	
O & M Expenses	\$ 270,429
Council Rates	\$ 12,105
Land Tax	\$ 315
Depreciations	\$ 150,105
Total	\$ 432,954

Result	\$ 268,313
--------	------------

O & M Fees	\$ 202,474
------------	------------

Direct O&M Expenses	
Employee Costs – Direct Operations	\$ 67,885
Contractual Service Expense	\$ 29,352
Materials and Utilities Expense	\$ 82,795
Miscellaneous operations / insurance premiums	\$ 16,162
Administration Costs	\$ 22,290
Corporate Overhead allocation	\$ 51,945
Total	\$ 270,429
Result	- \$ 67,955

Council advised of a successful year attending to marina critical activities with a positive overall result of \$268,313. The operations and maintenance budget \$202,474 was overspent by \$67,955 for the year. This was due to financial processing times for the delivery/purchase of mesh.

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

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
Material and Utilities Expenses	Electricity, Water, maintenance materials

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.

2018-2019 Fees and Charges

Council reported the 2018-2019 Fees and Charges will remain the same as the previous year and have been adopted by Council and Signed off as approved by the Minister. A valuation by independent valuer will be conducted next year.

There was a discussion around asset depreciation. Council advised the value for depreciation for all council assets was totalled and allocated as capital funding for the renewal of assets. This process ensures there will be funds available to renew the marina when it is required.

A berth holder asked how moneys received up front for Jetty 5 multiyear permits were used.

Council advised a loan was taken to construct the jetty and multiyear fees were used to repay it quicker.

It was then asked, if the loan is now repaid, what happens with those fees?

Council advised that the current fees for 2018/19 have remained unchanged.

A berth holder asked if fees will increase due to resurfacing the jetties.

Council advised this was not the case and that fees were based on valuations.

Operations and Maintenance Report

Council reported maintenance works completed in the past 12 months and planned future maintenance works as well as some potential works being investigated:

Maintenance conducted 2017/18

Jetty 1-4

- 125 stern piles banded to prevent splitting (Jacobs)
- Jetty 3 - timber decking replaced with marina mesh including toe-capping
- Jetty 3 - 6 decaying joists replaced
- Jetty 4 – purchased materials for replacing timber decking (install Oct)

Jetty 5

- Repainting works – red timbers and berth numbers
- 3 additional cleats installed

Other

- Replaced underground cabling for electronic gates
- Adhoc Plumbing and Electrical

Planned maintenance for 2018/19

- Jetty 1 – replace 1 decayed joist (Jacobs)
- replace timber decking with composite mesh panel
 - Jetty 2 – replace 2 decayed joists (Jacobs)
- replace timber decking with composite mesh panel
 - Jetty 1-5 – annual servicing program
 - Jetty 1-5 cleaning – removal of barnacles and pressure wash concrete
 - Jetty 5 – replace timber frame for power board (Jacobs)
 - Berth holder facility – purchase more chairs for lounge

Potential works to be investigated:

- Upgrade all powerheads to screw-in type
- Concrete pathway between jetties and berth holder facility

A berth holder asked why the decking re-surfacing was not capital funded works.

Council advised it was improving and maintaining works and should be funded from O&M.

A berth holder asked about about power connected whilst unattended in relation to electrolysis.

Council advised a power policy had been created and approved and will be forwarded to berth holders. Angela will enforce the policy from February 2019. Berth holders requiring use of power whilst unattended after this time will need to put their request in writing with a date the issue will be rectified. Council will not disconnect power without advising the berth holder. Further notification will be advised in the November Newsletter.

A berth holder added approx. 10 years ago Council engaged a scientist to test Jetty 4 for electrolysis which was returned a negative result.

General Business

A berth holder suggested seeing that Metung fees were reduced by 20%, was there any chance of a reduction in Slip Bight fees.

Council advised there would be no reduction explaining that Metung fees were originally in line with Jetty 5 fees and due to only 50% uptake they were reduced to be in line with Slip Bight Jetties 1-4.

A berth holder advised he had been in dispute with Council for several years now and at mediation was offered a \$250 rebate for all berth holders and asked what this means.

Council advised the mediation for debt recovery was conducted by council's debt collection agency and by discussing this in this forum was a breach of confidentiality of the process.

A berth holder advised he advised Council that during a gas leak in Paynesville power had been turned off and he was evacuated by Police so relocated to his vessel on Jetty 5. On arrival at Slip Bight, with the power out he was unable to access the Jetty.

Council advised IT have realigned the security system for the gates to default to open as a failsafe in the event of power outage.

Several berth holders advised they had purchased multiyear permits for Jetty 5 based on the representation of the availability of power and water.

Council will investigate the claim of power availability. Council advised the creation of a power Policy was instigated at berth holder request and is entirely for safety reasons.

Berth holders requested to see an expert's report regarding this. Cr Ellis suggest this be referred to the MCC actions.

A berth holder added historically one Jetty did not have power and it was only offered to connect at own expense. Risk is where boat and/or power lead are in poor condition.

A berth holder asked the MCC to consider the risk of batteries causing the potential of vessel fire/explosion adding his vessel has 6 batteries and due to his access being deactivated he was unable to check and maintain his vessel.

Council advised the MCC will investigate and report back.

A berth holder advised survey is not required every 3 years, however a shipwright's inspection is. All owners are responsible to maintain their own vessel engaging certified electricians, gas fitters, etc

A berth holder requested more bins be provided on public holiday long weekends and peak period.

Council advised for peak period an additional bin will be placed at each jetty and for long weekend's an additional collection has been requested.

A berth holder asked when a 10year permit is purchased, how are the fees applied? Council advised the fees are amortised. A berth holder asked where does the other 9 years of fees go? Council advised it is carried forward as a surplus and applied to foreshore upgrade. Benefit of multiyear permit is the ability to on-sell the remainder of the permit with the vessel.

A berth holder again raised the dispute he has and the court process was not appropriate to discuss.

Council advised that the berth holder and his vessel has no current agreement in place and is welcome to remove the vessel from the marina.

A berth holder stated he has come from Queensland and has had berths in other marinas stating they were privileged to have a berth in such a well-managed marina.

Cr Ellis thanked all for attending and closed the meeting at 3pm.

Slip Bight Marina

Annual Berth Holders Meeting

Saturday 20 October 2018



Agenda

- Staff and Councillors Introduction
- 2017 - 2018 Annual Budget Performance Report
- 2018 - 2019 Fees & Charges
- Operations and Maintenance Report
- General Business



Slip Bight Marina

2017-18 Annual Budget Performance Report

Income

Expenditure & deductions

Result \$ 268,313

Slip Bight Marina

Operations and Maintenance

O & M Fees	\$ 202,474
Direct O & M Expenses	
• Employee Costs – Direct Operations	\$ 67,885
• Contractual Service Expense	\$ 29,352
• Materials And Utilities Expense	\$ 82,795
• Miscellaneous operations / insurance premiums	\$ 16,162
• Administration Costs	\$ 22,290
• Corporate Overhead allocation	\$ 51,945
• Total	\$ 270,429
Result	\$- 67,955

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.

2018 -2019 Fees and Charges

- No increase from last year in council Marina Fees and charges
- Please refer to handout

Operations and Maintenance Report

Operations and maintenance of the marinas

Commercial Business Operations Officer
Commercial Business Coordinator



2017-18 Maintenance

Jetty 1-4

- 125 stern piles banded to prevent splitting (Jacobs)
- Jetty 3 - timber decking replaced with marina mesh including toe-capping
- Jetty 3 - 6 decaying joists replaced
- Jetty 4 – purchased materials for replacing timber decking (install Oct)

Jetty 5

- Repainting works – red timbers and berth numbers
- 3 additional cleats installed

Other

- Replaced underground cabling for electronic gates
- Adhoc Plumbing and Electrical

Planned Maintenance

- Jetty 1 – replace 1 decayed joist (Jacobs)
 - replace timber decking with composite mesh panel
- Jetty 2 – replace 2 decayed joists (Jacobs)
 - replace timber decking with composite mesh panel
- Jetty 1-5 – annual servicing program
- Jetty 1-5 cleaning – removal of barnacles and pressure wash concrete
- Jetty 5 – replace timber frame for power board (Jacobs)
- Berth holder facility – purchase more chairs for lounge

Investigating potential works:

- Upgrade all powerheads to screw-in type
- Concrete pathway between jetties and berth holder facility



General Business



East Gippsland Shire Council

