



# Soundings

Newsletter of the South Port Sailing Club

April 2004

## Harbour Reconfiguration Report, by Ian Dawson

At last November's AGM, Robert Smith resigned as chair of the Harbour Reconfiguration committee. After several months of considered deliberation by Commodore Al Finch, I was asked in March to take over as chair and to bring its efforts forward to the next decision point for the club. The current committee members are Ian Dawson, Bob Linton, Duncan Hind, Dave Connor, Gillian Linton, Commodore Al Finch, Vice Commodore Phil Peck, Rear Commodore John Shaw.

We feel this group represents a sufficient mix of knowledge and expertise related to club history, technical capabilities, municipal contacts and regulatory knowledge, while offering perspectives from dinghys, small and large keelboats, racing, cruising and the age demographic spectrum. Those with backgrounds in finance will also contribute to the process, including Paul Bowsher and Bill Noakes.

To recap this effort since May 2003, the vote taken by the majority membership of the club was to strike a committee that would define in detail what Plan 'B' would look like (i.e. engineering drawings), what the firm cost would be and bring these findings back to the membership. The concept drawing produced by Bob Fuller needed to be evaluated for technical feasibility and refined to reflect actual engineering requirements and/or limitations. How the club would finance this endeavour was not solidified in May 2003, nor were construction logistics defined. Many questions were expected to be raised during the process, which the committee would have to consider in presenting its results. To paraphrase remarks made at the opening of the May 2003 meeting, the broader implication for the club was to move forward with a plan to reconfigure the harbour or to stop using harbour reconfiguration as the reason to do nothing.

Bearing in mind this background, the significant accomplishments to date are:

- Survey completed of the property's current layout was made, with all installations such as steel walls, docks, trees, clubhouse, etc., noted. This was needed to determine the room between the SPSC/Pilot's Cove steel wall and the northern limit of encroachment on the club house. With a known envelope, we could determine if the number of wells proposed could be accommodated with sufficient fairway turning space.
- A number of alternatives were sketched to determine which one would yield the largest number of wells while minimizing the amount of lost land.
- GW Wolf Design & Engineering, Ltd. was contracted to develop detailed bid package drawings to reflect the dock layout noted above.
- An evaluation of the impact on SPSC of any bylaws and agreements between SPSC and the Town of Tecumseh and our neighbours was made. The most significant of these is the requirement to maintain a 50-foot green space between the Bell's and SPSC subject to our ability to put in a laneway through that area. Discussions regarding permits are underway with regulatory authorities.
- Mr. Wolf is proceeding with the preparation of his "opinion of probable cost" which is an estimate of the project cost based on construction industry standard costing assumptions for cost per pound of steel, cubic yard of excavation, linear feet to drive

*Please see p. 2*

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steel sheet piling, etc. This cost is due on April 2, 2004. SPSC would go out to tender six weeks prior to the start of construction. It is Mr. Wolf's experience that this opinion will yield a result that is within 10% of the winning bid.

■ Consensus between the Harbour Reconfiguration Committee and the 2004 executive has construction starting no earlier than August 2005. The reasons for this are that dredging needed in both of 2003 and 2004 have depleted assumed financial

reserves and that SPSC does not want to put the success of the 2005 Shark Worlds at risk.

■ Lists of questions have been compiled and answers are being developed. A summary of questions asked to date is included below.

■ Scheduling of members' information meetings is underway. The intention is to present to the membership the details of what Plan 'B' would look like and what it would cost. The committee's intention thereafter is to define a financing plan, then hold a vote on whether or not to proceed with construction.

## Questions asked to date re: Harbour Reconfiguration

Where will future dredgings go?

How will dredging barges get in the harbour?

What will be the change in harbour dredging frequency?

What is the impact of reduced green space?

What is the visibility reduction due to the railings?

Can we store all the boats on the premises in the winter?

Do we have enough space for parking cars?

How does the club intend to finance the project?

What is the impact of implicit and explicit agreements with neighbours?

How will dinghys get to the ramp in strong southerly winds?

How will dry sailors get to their boats after crane launch?

Why is there a sloped wall rather than a steel wall along F-dock?

Where are the post-launch dinghy docks?

If one objective was to isolate the sailing school from the club, why is it in the middle of the dry-sail area?

What economic arguments are at play based on historical dredging cost data vs expected financing costs?

Should F-dock be kept as dockage if its dredging costs are less than its well revenues?

What is the size and character of the western walkway between the parking lot and the docks?

What are the current required annual dock maintenance costs?

What alternate investment plans are on the table?

To offset a larger harbour for larger boats, can we purchase more land?

What is the impact of biasing the basin more towards larger boats? Will a dredged depth mandate be more strongly pursued as a result?

Can we make a basin immediately west of F-dock to preserve parking space and avoid crane relocation?

What alternate harbour layouts were considered?

Where will the Jr Sailing structure be built?

Why is there no steel wall shown to close the fairway between D&E docks?

**Do you have other questions?  
Get them to the harbour  
reconfiguration committee,  
c/o Ian Dawson.**



### From Treasurer Bill Noakes

A reminder that membership fees are due April 5, 2004, otherwise a late charge of \$25.00 will apply.

Members are urged to keep their accounts up to date.

## Coming up in May



**SPSC Clean up Day**  
**Saturday 8 May**  
**8:00 am - noon**

Free breakfast, prepared by the  
Saturday morning breakfast crew!

Contact: Bob Linton

## Garage Sale

### Saturday 15 May

Save your treasures  
for the SPSC garage sale.

Mainstays uses funds raised to help SPSC  
with items such as flowers for the garden,  
kitchen supplies, junior sailing ...

Contact: Sue Bufton

## Blue/Green

### Instructor Course

May 22-23 & 29-30

Contact Renée Dawson if you can billet  
an instructor.

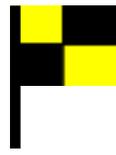


## 505 Regatta

May 29-30

Contact Renka Gesing if  
you can help out with  
this regatta, either with  
food (Saturday night  
dinner, Sunday lunch),  
or on the water  
(RC, rescue),

or even if you'd like to go for a sail!



## Race Committee Chairs for 2004

### Tuesday evening dinghy racing

#### 6:30 pm

25 May - 5 October; 6:30 pm  
Bill Noakes & Kevin Mogyorody

### Wednesday evening keelboat racing

#### 6:45 pm

Series #

Race #

KS1R1	19 May	Kevin Mogyorody
KS1R2	26 May	Bill Gispen
KS1R3	2 June	Chris Eagen
KS1R4	9 June	Ken Blyth
KS1R5	16 June	Paul Ramey
KS1R6	23 June	John Murphy
KS2R1	30 June	Wayne Hind
KS2R2	7 July	Paul Bowsher
KS2R3	14 July	Mike O'Brien
KS2R4	21 July	Lyn Domney
KS2R5	28 July	Andrew Barlow
KS2R6	4 Aug.	Bob Layfield
KS3R1	11 Aug.	Graham Andrews
KS3R2	18 Aug.	Peter Soles
KS3R3	25 Aug.	Joe Davidson
KS3R4	1 Sept.	Vince Lehmann
KS3R5	8 Sept.	Michael Salter
KS3R6	15 Sept.	Tom Rindlisbacher

## Soundings

is the newsletter of the  
**South Port Sailing Club**

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We attempt to go to press by the  
20th of each month. Please get your  
contributions to:

Renka Gesing

254.5015; [renka@cogeco.ca](mailto:renka@cogeco.ca)

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## Harbour Committee Notes, from Doug Watson

Dredging has been completed, with all the fairways dug to an approximate depth of 4 ½ ft to 6 feet. Timing did not allow consideration for the slips, since fish spawning season is now in effect and no further dredging is possible.

The company that had offered to remove the dredged material changed its mind, due in part to the high water content. This necessitated additional expenditures to create a containment area to allow the large volume of dredged material to properly decant. We estimate that 2,000 cubic yards was removed from the harbour. The depth in some areas was less than 3 feet. As of March 20, a sounding of the harbour has not been performed, so we do not yet have final results of the operation.

Thanks to the harbour committee and the executives involved, for their effort in organizing the moving of boats (also the owners for their cooperation). Also thanks to Clarence Marine for their time and effort in supplying the boat trailer for moving the 27-ft boats.

The parking lot took a beating during the handling of the dredged material. Repairs will be completed once the frost has left the ground. Please be patient in this area until this has been completed. Material left in the containment area will be reviewed in September for removal.

Well allocations have not been completed due to the lack of request forms. Harbour well allocation is scheduled to be completed after April 1. It was hoped that the forms would be returned by March 1 so that this task could be completed early. For anyone who has not returned their request forms please do so. If you had a well last year and do not wish a well this year please indicate this.

Launch day is still scheduled for April 24<sup>th</sup>. As this date approaches, information will be posted on the club bulletin board. Please check the board.

**Get in those well  
allocation forms!**

## Property Committee Notes, from Bob Linton

Launch day (April 24) is even closer, so let's remember the following:

### Waste

The club pays for all waste to be removed; take home whatever you can. Oil and batteries are the responsibility of the club member and must be removed from club property. Clearly mark any personal items left on SPSC property with your name, otherwise they will be deemed Club property and may be removed or disposed of.

### Clean up

Saturday May 8<sup>th</sup>, at 8:00 am -noon.

### Cradles

Remember the cost to store non collapsible cradles will go up this year. Check your old cradle and if you plan to replace it this year, ensure it is clearly marked accordingly and not packed into the cradle storage area. All collapsible cradles must be collapsed by Sunday morning following launch day, which is scheduled for 24 April, or they will be charged at full rate.

## Sailors Nights Out

The Wednesday night Sailor's Night Out was very successful. It was encouraging to see the club being used during the winter and members enjoying the events. Thanks to all who attended, and to Paul and Mary Major, Craig Noakes, Joe Davidson, Matt Draisey and all who contributed their efforts and experience. Thanks especially to Bill Noakes for getting this series going and making Wednesday evenings something to look forward to until we can sail again.

*from Al Finch*



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## **Mainstays, from Sue Bufton & Irene East**

Mary and Paul Major gave us a very interesting talk about their preparations for their future cruising at our March meeting. Thank you both for an interesting evening.

Our next meeting is on Monday, April 5<sup>th</sup> at 6.30 pm at the club, when we will have a pot luck dinner. Our meetings are open to all lady members. Come out and make some new friends. We have lots of interests besides sailing!

We received a nice little letter from Marion Nijhuis on March 1<sup>st</sup> where she states that she has settled nicely into her new home in Nepean. She wants us to know that she "shall sure miss all the dear friends in Windsor, but this was the correct move to make; please say 'Hi' to all the gang and tell them I do miss them and hope to hear from them."

Marion's new address:  
The Court at Barrhaven  
Unit B9, #201  
1111 Longfields Dr  
Nepean, Ontario K2J 5A9

### **Cruise Meeting Thursday 15 April 7:30 PM**

It's time to set up a cruise schedule for the 2004 season. WANTED... NEW CRUISE MEMBERS! We'd like to attract new cruisers and are looking for fresh ideas. If you think you'd like to participate, please join us. We already have a couple of fun ideas (our very own South Port Olympics and/or "Survivors" cruise).

Contact: Dave & Francine Webb

## **Attention Mirage & Kirby skippers**

There is a Mirage & Kirby email user list available via Sailnet (<http://www.sailnet.com>) where folks can register for different sail boat groups, including Mirage, and automatically receive emails on questions and answers relating to the Mirage & Kirby boats. That also means one can post a question and it will probably be answered by various experts (sails, parts, how to, for sail...and so on).

Just over two years ago a site was established on the Internet where a variety of documents can and are posted for Mirage & Kirby boats. It can be freely accessed at <ftp://ftp.sailnet.com/mirage/> There are a number of file folders on the site, and each contains materials relevant to the specific topic. For example, there are even manuals for some of the various motors. All can be downloaded freely.

There is a folder titled Mirage Data Base. Within there are Excel spreadsheets, with dates on them. We usually store 5 or 6 of the most recent, but you may want to download the latest (check the date within the file name). There are now over 500 Mirage and Kirby boats, by make and size, owner's name, boat name, manufactured date, hull numbers, where located, email address of owner. Even PHRF ratings, where available, are provided.

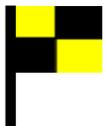
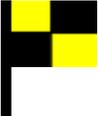
If you would like to upload anything, it will to be place only in the folder, 'incoming'. That is a restriction by Sailnet to protect against illegal software uploadings. If you do upload a file, please email me since as site administrator I can then move it around. And if you have paper-based documents you would like up there, just contact myself or others, and we can scan them into electronic files for you. This site is for you so please enjoy.

Cheers.

Garry McGonigal  
Chinook crew

**SPSC needs a Social Committee Chair.  
For more information, please call Al Finch**

## April 2004 SPSC Calendar

Mon	Tues	Wed	Thurs	Fri	Sat	Sun
<p>Club House Duties</p>  <p>(Mar. 28-Apr. 3) David &amp; Gloria Stephenson</p>			1	2	<p style="text-align: center;">3</p> <p>Games Night for everyone 7:30 pm Info:  Lorne &amp; Rita Mann</p>	4
<p>Mainstays 5 Potluck dinner, 6:30</p> <p>(Apr. 4-10) Stuart &amp; Wendy Stratton</p> 	6	<p style="text-align: center;">7</p> <p style="text-align: center;"></p> <p>7:00 pm Racing Committee Meeting</p>	8	9	10	11
<p style="text-align: center;">12</p> <p>(Apr. 11-17) William &amp; Susan Stridiron</p> 	13	14	<p style="text-align: center;">15</p> <p>7:30 pm Cruise Meeting Info: Dave &amp; Francine Webb</p>	16	<p style="text-align: center;">17</p> <p>1:00 pm Memorial for Juergen Hendel at LMYC 7:30 pm  Games Night</p>	18
<p style="text-align: center;">19</p> <p>7:00pm Shark Worlds Org. Com. Meeting (Apr. 18-24) Alex Szekely, Braydon Utley</p>  	<p style="text-align: center;">20</p> <p style="text-align: center;"></p> <p>7:15 pm Executive Meeting</p>	<p style="text-align: center;">21</p> <p style="text-align: center;"></p> <p>7:30 pm Essex County PHRF Membership Meeting</p>	22	23	<p style="text-align: center;">24</p> <p>8:00 am Launch Day</p> 	25
<p style="text-align: center;">26</p> <p>(Apr. 25-May 1) Doug &amp; Michele Watson, Stewart &amp; Pam Weber</p> 	27	28	29	30	<p style="text-align: center;">(2-8 May)</p> <p>Leonard &amp; Jane Webber, Derek White</p> 	