

MAYNE ISLAND IMPROVEMENT DISTRICT
MINUTES - SPECIAL PUBLIC MEETING – DECEMBER 16, 2006

The special Public Meeting of the Mayne Island Improvement District was held at the Ag Hall, Mayne Island on Saturday, December 16th, 2006 commencing at 1:40 p.m. Jim Marlon-Lambert: Chair

Present: Jim Marlon-Lambert, Victor Leginsky, Paddy Lambert, Jeff Francis, Peter Waddell, Moira McCulloch: Administrator, Renate Morell: Recording Secretary

Regrets: Gary Rowe

The purpose of the meeting was to update residents in respect to the

Heliport
Health Centre
Wildfire Planning and Protection
Ministry of Community Services
New Firehall Project
Emergency Generator

and to obtain assent for the following loans:

\$ 75,000 - Heliport Renovation
\$ 17,500 - Wildfire Fighting Equipment
\$ 57,780 - Emergency Generator

Jim Marlon-Lambert made the following power point presentation, a copy of, which is available for viewing at the library.

HELIPORT

The process of certification is still underway. Minor deficiencies pointed out by Transport Canada are being addressed – certification is anticipated soon.

Jim pointed out that due to the many volunteers from the community, MIID board members and the fire department, as well as donations of equipment, we were able to reduce the cost down to about one third of the cost had we gone outside! 23 emergency medevacs have taken place since the Heliport re-opened in January 2006.

HEALTH CENTRE

At present, the Mayne Island Health Centre Association's sources of funding have been restricted to donations, membership dues and the occasional room rental charges; no ability to fund operations and capital expenditures exists.

Changes to letters patent made in 1984, to operate the Health Centre, still exist and as MIID owns the land, MIID will take over the management and funding of the Health Centre building and facilities, effective January 1, 2007.

MIHCA will continue to be responsible for the administration of health related community services and provision of specialized medical equipment.

Potable water has been a problem. MIID will assume responsibility to rectify this as of January 1, 2007.

Total budget for 2007 including administration, capital and operating expenses as well as the cost of the loan for the heliport is \$ 83,860. This cost will be assessed on a property value basis – average cost per property about \$51; payable by March 31, 2007. Homeowners will be billed separately early in 2007, as MIID is not allowed to add this charge to the tax roll.

WILDFIRE PLANNING AND PROTECTION – presented by Jeff Francis

The Community Wildland Interface Fire Protection Plan for Mayne Island was commissioned by the Fire and Rescue Department and a grant obtained from UBCM. Sharon Hope, Ph.D. and Asim Ltd. prepared the 5- and 10- year plans. The risk assessment map indicates that Mayne Island lies in the “High” and “Extreme” hazard zones. The fire chief is to make presentations to the Band Council and the large track owners. A copy of the plan may be viewed at the Mayne library.

Q Rich Tamboline: what was the cost of the program? Could we have gotten the provincial program to do the assessment?

A Jeff Francis: UBCM paid 50% and there may be more money for mitigation, i.e. broom, tree removal, etc.

Q Jeanine Dodds: where do the chips go?

A: walking trails

Q Rick Ponsford: I understand that the water at the Health Centre is a problem. Is the water at the school ok?

A: The school water is o.k.; it is considered a public supply and hence must be tested weekly. The Health Centre water showed surface contamination during testing. MIID is taking over as of January 1, 2007 and will rectify.

Jeff Francis demonstrated his newly acquired thermal imaging camera – cost: \$10,000. This equipment will improve safety for the firefighters and will be most valuable for wild fire temperature reading. It will indicate stump fires, which may rekindle during hot summers. The Galiano fire cost \$1.3 million and the fire on Prevost Island cost \$200,000.

We also purchased 5/8" and 1 1/2" hoses as our current fire hoses were intended for use on structural fires. We spent \$6,000 for hoses; other expenditures are for 24 boots at \$200/per as well as Nomex suits.

MINISTRY OF COMMUNITY SERVICES

Ministry, responsible for bylaws created for financing, managing and operating Improvement Districts. Our Bylaw 82 to operate the heliport was disallowed. The decision was later overturned by the Attorney General's office. Bylaw has to be resubmitted. Loan to be repaid in 5 years.

Our Bylaw 83 to finance needed Wildfire fighting equipment was disallowed as we failed to obtain proper public approval, hence your assent for the expenditure of \$17,500.

NEW FIREHALL

The project has been delayed for 6 months due to the Galiano wildfire, the heliport renovation and the 2007 budget.

We have been advised to hire qualified project management who knows what they are doing. Board members have inspected newly constructed fire halls, are following the process on Saltspring and have been in contact with a highly recommended company in Langley, BC. MIID will be preparing a Request for Proposal early in 2007. Expected cost in 2006 Dollars is estimated at \$ 2million. Paddy Lambert is heading the design and project committee.

Will the RCMP office be located on the same property? We have had discussions with Pender and district managers in Victoria. RCMP has different requirements for their facilities.

EMERGENCY GENERATOR

The current generator is insufficient; the current generator in the Health Centre is insufficient – I cannot provide heat.

MIID is eligible to receive \$20,000 from the CRD and \$ 10,000 from the Federal Government provided that power is available to the EOC (upper floor in Firehall) and installed by March 31, 2007.

MIID has agreed to install a 230kw-diesel generator with a 15-year life expectancy. It would have 1 – 400amp drop as well as 3-200amp drops and will be self-monitoring and self-starting. Estimated cost to MIID is \$57,780.

Q Barry Wilkes: what buildings would it power up?

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A: the whole Health Centre/Heliport/Firehall complex

Q what about the Mayne Island Community Centre?

A: it will have its own 50kw generator by March 31, 2007

Q Bill Maund: does the cost include wiring and switches?

A: yes, underground wiring and proper switches; \$ 2,480 for 1-400amp drop and \$1,800 each for the 3-200amp drops

MIID has approved the 2007 budget which will require a tax levy of \$454,159 (approx. \$80 per average property) and a direct billing of \$83,860 for the Health Centre.

The monies will be spent on

- Health Centre Building
- Heliport
- Wildfire fighting equipment
- Fire fighter call-out and training fees
- Deputy Fire chief and 3rd Fire captain*
- Administration
- New fire hall costs
- Emergency Generator

* our fire chief did not have one day off during the summer, hence deputy chief and 3rd captain; span of control dictates 4 officers

The following Bylaws were established:

Bylaw # 81 - Tax Levy \$ 454,051

Bylaw # 82 - Heliport renovations \$ 75,000

Bylaw # 83 - Wildfire Equipment \$ 17,500

Bylaw # 84 - Emergency Generator \$57,780

Q Bill Jamieson: Why are we waiting to do this?

A: MIID will take over as of January 1, 2007

Q Rich Tamboline: Why do we obtain bank loans vs. obtaining funds from the Provincial Finance Authority?

A: We can obtain interim financing for the firehall at a lower rate from the bank. Once the construction is completed, we will obtain funds from the Provincial Finance Authority. They will give us their best rate at the time and will amortize the loan over 20 years.

Q Alan Guy: of the 3 amounts you show, could the \$17,500 amount be raised within the island?

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A: This was considered. We have a 5-year term, which is repayable at any time, without penalty

Q Eleanor Evans: has the bank promised the loan at prime?

A: yes

Victor Leginsky: prepare to vote – can we have a show of hands.

YES: 37

NO: 1

Q Judy Hurst: Is a quorum required for this vote?

A: no

Comment: Andrew Findley: we have had quite an increase of the number of people on the island.

A: we have 1,658 parcels of land and 1,300 actual homes/cottages

Q Ed McKenzie: If you have more than 1 parcel of land, do you have more votes?

A: yes – one vote per parcel of land

Q Kathryn Barker: what if the vote is negative?

A: we have a mandate to be proactive, to ensure that people are properly served.

Q Bob Boettcher: if we vote no, we have no services.

A: we do have the heliport, the health centre is in difficulties and it has no money to carry on. The Emergency Generator is not sufficient. We have no place on the island other than the Ag Hall where we could have gone to during the snowstorm of Nov. 25, 2006. The generator is not powerful enough to serve the emergency room at the Health Centre and the lights at the heliport at the same time.

Q: Judy Hurst: what happens if people don't pay?

A: we have full powers to collect

Q: Dell Maxwell: can we have this levied as part of our taxes?

A: no we are not allowed to do that

Q Barry Wilkes: What can we do to put a voice forward in respect to the Miners Bay Dock. The Federal government no longer wants to fund the maintenance of this dock. This is of great concern to all of our residents as our emergency evacuations are done via this dock and the heliport

A: the MIID concurs – this will be discussed at the next board meeting

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Comment Andrew Findley: can we obtain support for the dock from our band Council?

Q Kathryn Barker: Is MIID allowed to generate \$\$s for the Heliport in other ways?

A: It can only be used for emergencies – no other use allowed.

Thank for coming out to vote – Merry Christmas to all

Meeting adjourned: 2:50p.m.

Jim Marlon-Lambert, Chair

Renate Morell, Recording Secretary

Att: List of Attendees

cc: Trustees

Administrator

Fire Chief

Library

file