

The Underlying Reason of
why we are here today!

Crumbling Infrastructure

- Why?
 - Inadequate, incomplete or no effective LONG-TERM PLANING
 - EXTREME FISCAL CONSERVANCY
 - IRRESPONSIBILITY
 - IGNORANCE of Rules and Regulations as well as Obligations and Duties
 - DOWNLOADING of Services, Responsibilities and Costs from Senior Governments
 - INADEQUATE FUNDING
 - LACK of Appropriate MAINTENANCE

Examples of CRUMBLING INFRASTRUCTURE on Mayne Island

- **Miner's Bay Dock**
- **Public Roads**
- **School Auditorium/Gymnasium**
- **Some of the Water Districts**
- **At least one Sewage Treatment District**
- **The Fire Hall**
- **The Library**
- **The Health Centre**

Examples of REASONABLE INFRASTRUCTURE on Mayne Island

- **The Agricultural Society Hall**
- **B.C. Ferries Docks**
- **?**

The Proposed Emergency Services Complex

**Concepts,
Conditions,
Costs,
Choices,
Consequences, ...**

- I made a mistake in the latest Newsletter when I wrote “*We are currently in the midst of a campaign to secure Public Approval to construct the new Emergency Services Complex on Mayne Island.*”
- The Returning Officer informed me that the MIID is NOT permitted to participate in the campaign and is limited to providing information and answering questions.
- *I offer my sincere apologies for any misunderstanding.*

*Jim Marlon-Lambert
Chair, Board of Trustees*

A bit of History ...

- 1964-1968 Firehall building started
- 1994 Office of Fire Commissioner recommended shoring up or rebuilding FH
- 2001 Engineering Report
- 2003 Engineering Review
- 2005 Another Engineering Report
- 2005 Firehall *ad hoc* Committee formed
- ...

Key Concepts (1)

- **Provide:**

- Purpose-designed structures with effective service lives from 40 to 50 years.
- Design these structures to accommodate all major changes anticipated during the next 20 years to avoid adding more buildings or extensions during this period.

Key Concepts (2)

- **Provide:**
 - Post-Disaster Structures to contain all Emergency Services functions operated by the MIID in fulfillment of our Fire Protection objective.
 - Sufficient and efficient storage for all MIFRS first-line emergency vehicles, gear, equipment and communications facilities.
 - Safe workplaces for all emergency service workers and volunteers.

Key Concepts (3)

- Integrate the findings of the Kelowna wildfire (2003) and the Galiano wildfire (2006) into the building designs to include:
 - Emergency Operations Centres separate from the Fire Hall to keep the Public, the Politicians [and Bureaucrats] as well as the Media away from Firefighting Operations
 - Specific Firefighter Rehabilitation facilities *
 - Basic facilities for up to 200 off-Island firefighters and their equipment

Key Concepts (4)

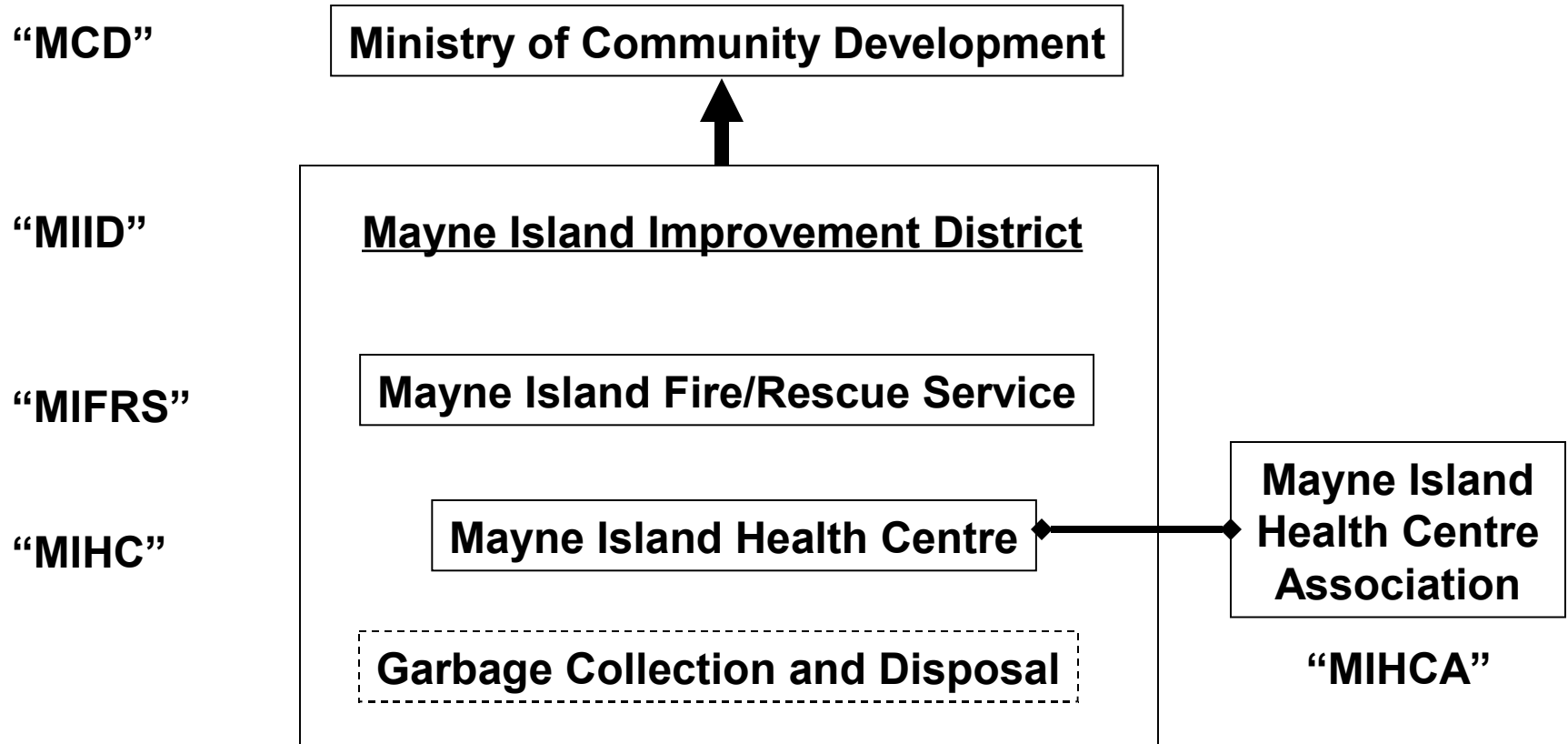
- **Provide:**
 - Facilities which maximize firefighter, first-responder and rescuer responsiveness as well as effectiveness.
 - Ready-use storage facilities for the required amount of emergency gear, tools, equipment and materials (including air, water [fire-fighting and drinking], foam and fuel) *
 - Adequate base facilities for cleaning, drying, repairing and maintaining gear, tools and equipment. *

* **WorkSafe BC and/or BC Fire Commissioner requirement**

Conditions

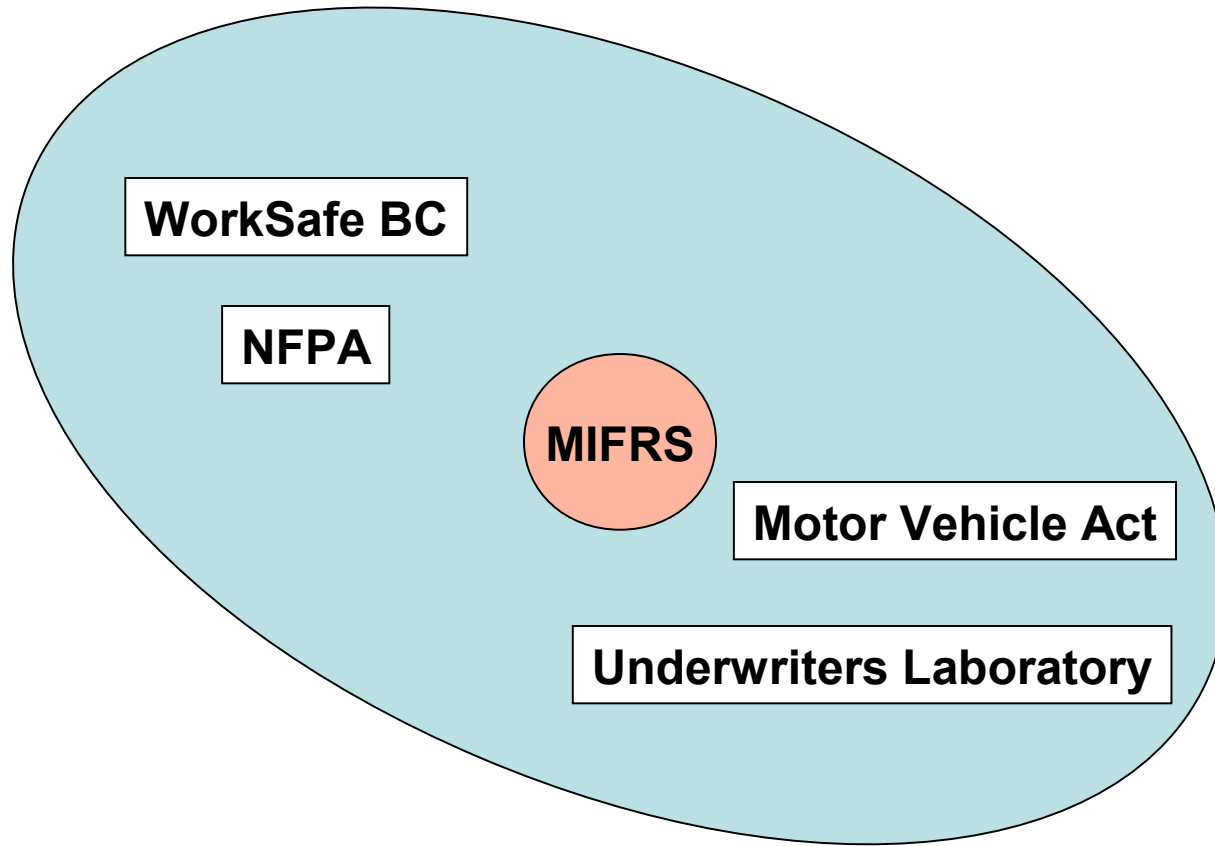
- Work within and to the [ponderous] set of guidelines and rules mandated by the Ministry of Community Development for Capital Projects
- Provide transparent and complete information disclosure throughout the course of the project
- Provide open and two-way communication practices with landowners and involved community groups

Overall Governance and Authority



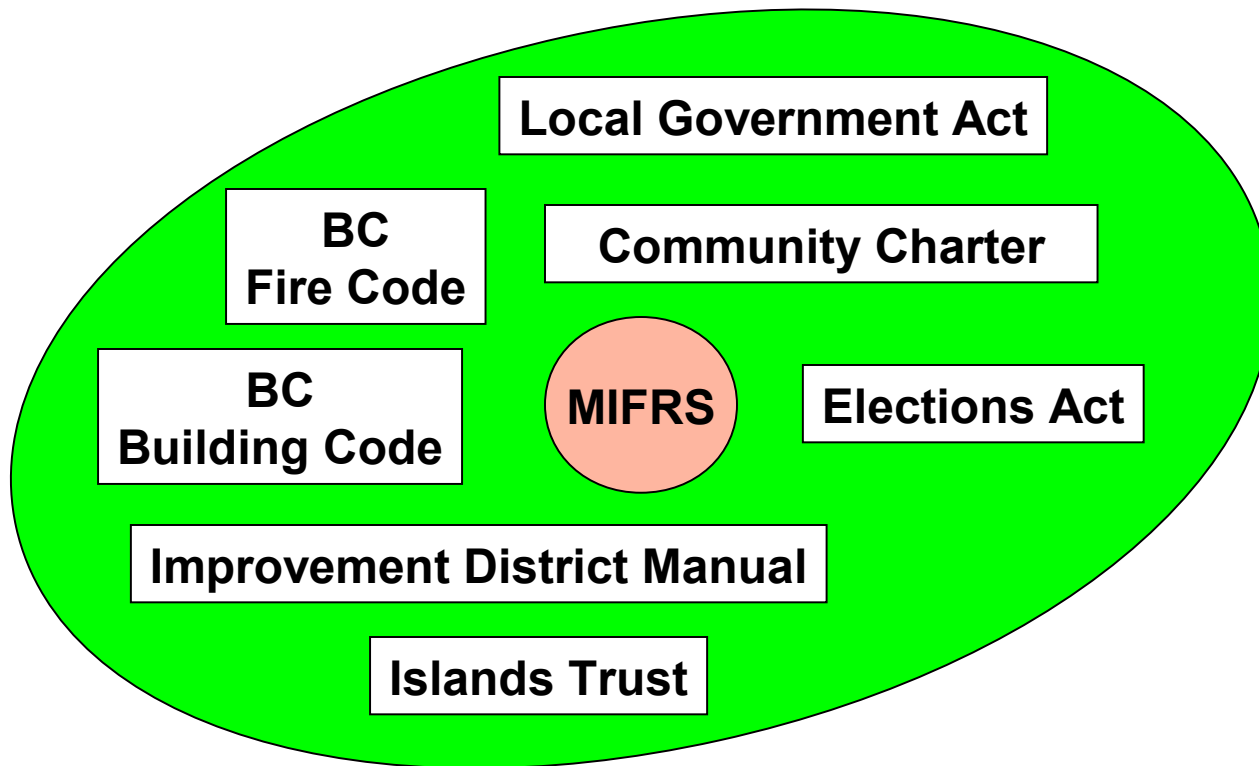
MIID objectives and authority established by Letters Patent 1964 and 1983.

Regulatory Controls – Workplace Safety

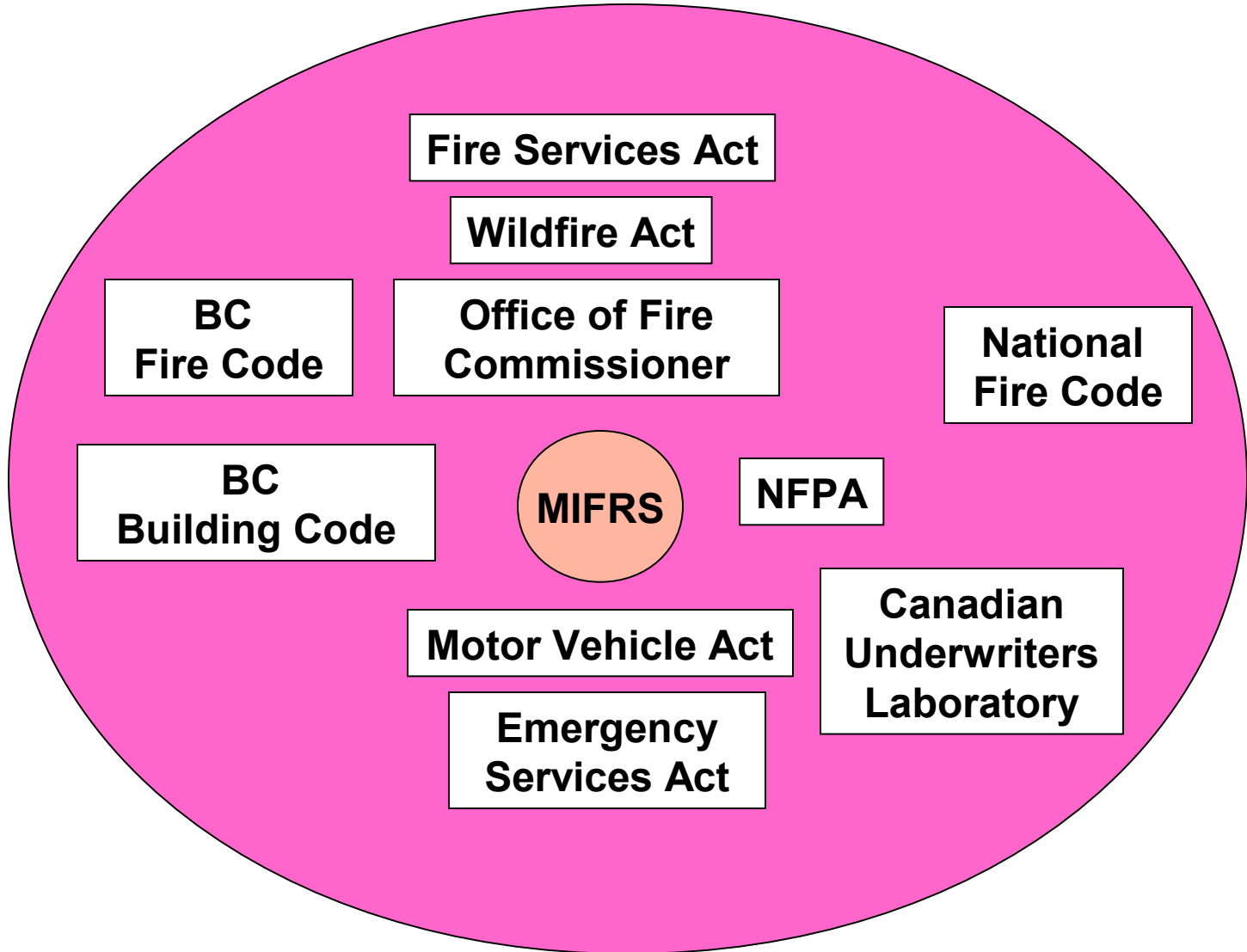


“NFPA” – National Fire Protection Association

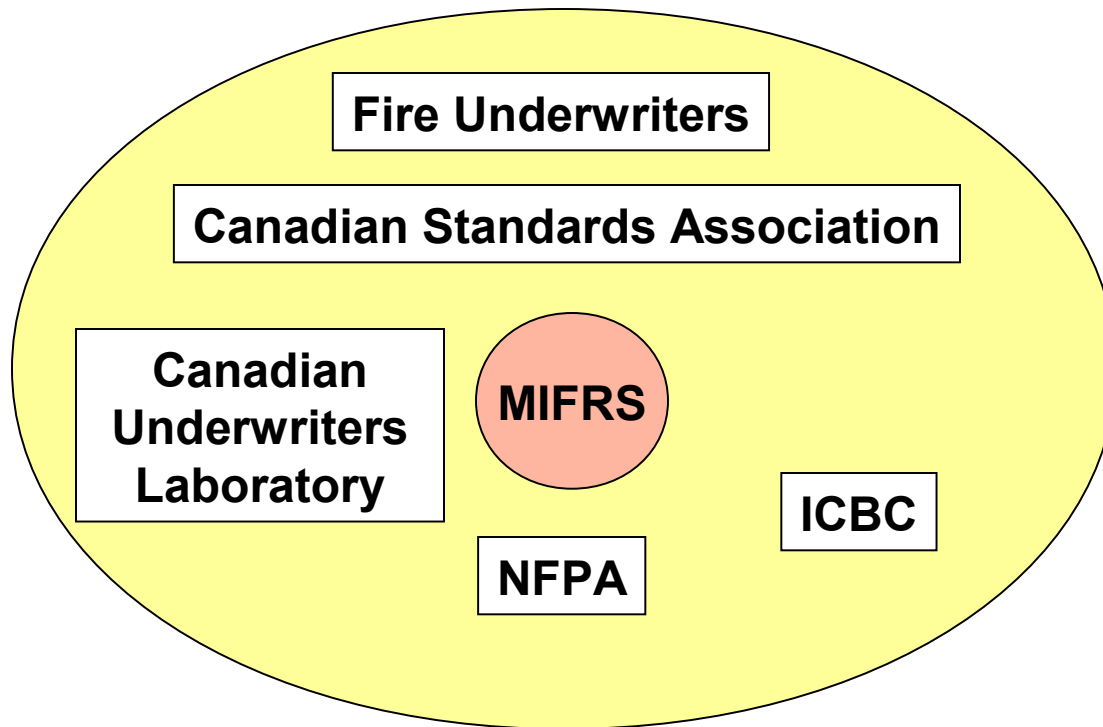
Regulatory Controls – Provincial Legislation



Regulatory Controls – Fire Protection



Regulatory Controls – Insurance



Mayne Island Fire Rescue Service

Mayne Island Health Centre

“CRD” – Capital Regional District

Protective Services Department

:MI Emergency Program

Pender Island Fire Rescue Department

:MI Field Hospital

North & South Galiano Island Fire Rescue Services

Salt Spring Island Fire Rescue Service

“BCAS” - BC Ambulance Service

BC Hydro

“BCFS” – BC Forest Service

Telus

“CCG” – Canadian Coast Guard

BC Ferry Corporation

“RCMP” – Royal Canadian Mounted Police

Search and Rescue

Parks Canada

Emergency Responders

Conditions (2)

- Provide purpose-designed structures with effective service lives from 40 to 50 years, and Incorporate Islands Trust OCP directives. design.
- Plan building details suitable for the next 20 years using our strategic plans to minimize changes and eliminate additions required during the proposed loan pay-down term.

Conditions (3)

- Provide limited on-island training facilities but full lecture and demonstration areas.
- Use community facilities for maintaining firefighter fitness
- Use community facilities for housing and feeding visiting firefighters
- Use community businesses and workers wherever feasible.

Conditions (4)

- MI Fire/Rescue Services must be maintained as fully operational (24 hours per day / 365 days per year) during the overall project time span.
- Associated Emergency Response services and administrative functions must also be maintained as fully operational during this period.

Costs

- The projected cost of \$4,216,000 for the proposed Emergency Services Complex is the **MAXIMUM** amount that could be spent.
- This order-of-magnitude cost estimate was based on:
 - A **PRELIMINARY** Design
 - March 2009 construction costs
 - Rough quantity estimations
 - On-island costs for transportation of workers and materials and for living arrangements
 - MCD requirements for **CONTINGENCIES**.

Order-of-Magnitude Cost Estimate

Design and Management		\$640,000
Base Building Construction		
- Demolition	\$43,438	
- New Fire Hall	\$2,169,642	
- Emergency Operations Ctr.	\$475,161	
- Site Development	\$340,247	
- Design Contingency	\$302,849	
Sub-Total		\$3,331,337
Furnishings, Fittings & Equip.		\$25,000
Correlated Costs		\$20,000
Contingency Reserves		\$199,817
Total		\$4,216,154

Costs (2)

- Approximate Property Tax Costs have been estimated on the annual Principal and Interest payments required for a \$4,216,000 loan at 6.5% interest over a 20-year repayment period = \$275,000/yr.
- No allowance has been made for:
 - Potential revenues from office rentals to the RCMP
 - Possible grants for Infrastructure Development
- N.B. This is the “Worst Case” Scenario!

Approximate ESC Property Taxes

- Individual Property Taxes to pay for the proposed ESC have been estimated using 2008 assessments and the “50/10/40” recommendation from the 2009 *ad hoc* Committee Report.
- N.B. “50/10/40” means:
 - 50% raised from a Parcel Tax
 - 10% raised from Assessed Land Value
 - 40% raised from Assessed Improvement Value

Approximate Tax Calculation (1)

1. Parcel Tax = \$85.93 **PLUS**
 2. Tax on Assessed Land Value
= \$6.71 per \$100,000 value **PLUS**
 3. Tax on Assessed Improvement Value
= \$57.67 per \$100,000 value
- For the 50/10/40 proposal

Approximate Tax Calculation (2)

CASE	A	B	C
Land Value	\$100,000.00	\$200,000.00	\$500,000.00
Improvements	\$100,000.00	\$200,000.00	\$500,000.00
Parcel Tax 50%	\$85.93	\$85.93	\$85.93
Tax on Land 10%	\$6.71	\$13.42	\$33.55
Tax on Improvements 40%	\$57.67	\$115.34	\$288.35
Total Tax	\$150.31	\$214.69	\$407.83

For 20 years

Estimated ESC Tax Ranges

TAX Range	No. Properties	% Total	Cumulative %
\$85.93 -> \$100.00	337	21%	21%
\$100.01 -> \$200.00	857	53%	74%
\$200.01 -> \$300.00	323	20%	94%
\$300.01 -> \$400.00	65	4%	98%
\$400.01 -> \$500.00	17	1%	99%
\$500.01 -> \$977.55	12	1%	100%
Total <small>total for 20 years</small>	1611	100%	

This TAX can be deferred under Seniors' Tax Plan for BC Residents

Cost Mitigation Overall

- Homeowner (Building) Fire Insurance could be reduced if MIFRS achieves “Superior Shuttle Service Accreditation” which would change the overall island Fire Rating from “Firehall Protected” to “Firehall and Hydrant Protected”. The projected decrease could be 30%-40%.
- Check with your Insurance Agent.

Cost Mitigation Overall (2)

- MIFRS currently carrying out preliminary Superior Shuttle Accreditation Tests. Water shuttling timing between Firehall and dump site and between selected water storage sites and the dump site indicates satisfactory performance is achievable. Water availability and simple flow tests in progress – first test indicates that satisfactory refill rate was achieved.

Choices

- You can choose to support your Board of Trustees with their recommended project by voting **YES**; or
- You can choose to reject the recommended project by voting **NO**.

Just be sure to **VOTE!**

Consequences

- A “NO” vote would trigger an immediate building safety inspection of the Fire Hall by WorkSafe B.C.
- The ‘grace period’ will expire when the Referendum is held.

Consequences (2)

- A “NO” vote does not mean that there will be zero costs associated with the upkeep of the current Fire Hall. For example:
 - Vehicle exhaust extraction system (\$40,000)
 - Revised electrical system (\$100,000)
 - Trailers for offices, storage, etc. (\$1,000/month)
 - Heated and fully-equipped shelters for emergency vehicles currently stored outside.
(\$125,000 to \$200,000)
 - Etc., etc., ...
 - All for a “temporary” and “short-term” fix

Consequences (3)

- A “NO” vote does mean that there will be greatly increased potential personal and corporate liability for:
 - Board Members,
 - Officers, and
 - Ultimately every property owner on Mayne Island
- For presumed and possible criminal negligence as per Bill C-45 Amendment to the Criminal Code of Canada “Corporate Responsibility”

Consequences (4)

- A “NO” vote would mean that the Fire Department would be unable to pre-qualify for the “Superior Shuttle Service Certification Process” thus precluding any possibility of achieving the equivalent of “Hydrant Protected”.

Consequences (5)

- A “NO” vote might mean that the community loses its current “Firehall Protected” fire insurance status because the Firehall is condemned as a “workplace”.
- Loss of this “Firehall Protected” status could mean doubling of personal fire insurance costs throughout the island.

Consequences (6)

- A “NO” vote would mean that the current project is terminated and that the Board of Trustees would be required to wait at least 18 months before it could be re-instituted.

Consequences (7)

- A “NO” vote would mean that the Board of Trustees would consider that it no longer enjoyed the confidence of the Mayne Island landowners.

Consequences (8)

- A “YES” vote will provide Mayne Island with:
 - Purpose-designed structures with effective service lives from 40 to 50 years.
 - Design these structures to accommodate all major changes anticipated during the next 20 years to avoid adding more buildings or extensions during this period.

Consequences (9)

- A “YES” vote would allow the formation of a Detailed Design *ad hoc* Committee to:
 - Review and approve the overall decisions made during the detailed design effort.
 - Allow those qualified and interested individuals invited as full voting members to make periodic reports to the community.

QUESTIONS

- This Afternoon
- At the Firehall OPEN HOUSES
 - Saturday August 8 1:00PM – 3:00PM
 - Saturday August 29 1:00PM – 3:00PM
- E-mail: miid@shaw.ca
- Telephone: (250)539-5116
- Fax: (250)539-5146

YES or NO ?

Your decision!