

Landowners Update – May 2013

From the Board

The Board welcomes Bruce Livesey and Marie Gaudreau for the next three years and bids adieu to Cleve Goldswain. With the Annual General Meeting a new term begins for the Board and it provides an opportunity for us to refocus and make adjustments for the coming year. For this term we have determined the following committees and roles for the Trustees: Chair, Carol Molstad; Finance Chair, Bruce Livesey; Public Works Co-Chairs, Alan Webb and Bruce Livesey; and Fire Rescue Services Chair, Anne Alcock. Over the next month we will be seeking community volunteers who would like to participate on these committees. If you are interested and/or would like more information on the invaluable work and contributions of these committees, please contact Kevin at the UBID office.

“Volunteers cast a beautiful shadow” was the theme for National Volunteer Appreciation week that was April 21-27. Volunteers strengthen our community and make our country vibrant. UBID thanks its many volunteers over the past year.

Emergency Preparedness

Natural disasters may be beyond our control, but there are ways to reduce the risk and the impact of whatever emergency we might face - whether natural or human-induced. Emergency Preparedness Week (May 5-11, 2013) encourages Canadians to be prepared to cope on their own for at least the first 72 hours of an emergency while rescue workers help those in urgent need. In more rural areas it could be more than 72 hours. By taking a few simple steps, you can become better prepared to face a range of emergencies – anytime, anywhere. It is important to:

- Know the risks – Although the consequences of disasters can be similar, knowing the risks specific to our community and our region can help you better prepare.
- Make a plan – It will help you and your family know what to do.
- Get an emergency kit – During an emergency, we will all need some basic supplies. We may need to get by without power or potable water. Be prepared to be self-sufficient for at least 72 hours in an emergency.



Visit www.GetPrepared.ca to help you and your family prepare for all types of emergencies.

Rationalizing Resources and Risk – Report Released



On April 17th the Fire Rescue Services Review entitled “Rationalizing Resources and Risk” was tabled with the Board. In addition, at our April 20th AGM landowners were provided an overview of the report and some of the 35 recommendations being put forward for the Board’s consideration.

Union Bay is currently faced with ever-increasing costs for training, equipment and capital infrastructure while also balancing the ability of our small community to pay for the service and the growing lack of available volunteers. Within this context, UBID embarked on a review process to better understand the regulatory requirements, to obtain community input and to identify a path forward for a sustainable service that will meet the needs of the community. After a year of consultation, research and discussion the report is now complete. At 114 pages in length and the afore-mentioned 35 recommendations the plan addresses services, administration and capital planning. To see the entire report, visit the UBID office (a limited number of hard copies are available) or go to our website for an electronic copy (in PDF format) at www.union-bay.ca.

The key recommendations from the review are:

Service Recommendations

- Maintain current services.
- The training standard of NFPA 1001 – level II should be established as the level to which UBID will strive for its firefighters effective January 2013. Current firefighters who hold basic firefighting certificates should be “grandfathered” in.
- The training standard as set by the Emergency Medical Assistants Licensing Board for First response (FR) with Spinal and AED endorsement should be set as the goal for UB firefighters.
- To support a shift toward prevention and promotion, provide the Board with a plan for inspection, promotion and prevention with an associated budget request.

Administrative Recommendations

- Undertake a formal risk assessment to determine the level of fire prevention and public fire safety education required.
- Develop a work plan to systematically review, update, and/or consolidate all by-laws, policies and procedures.
- Consider amending the terms of reference for the Fire Services Committee to allow for appointment of up to two volunteer firefighters, to be nominated by the UBFRS Association.



The Improvement District meets on the third Wednesday of each month at 4:30 PM in the UBID Board Room. Please come out to find out what is happening in the ID and to support your Board.

Capital Plan Included in the Fire Rescue Services Review

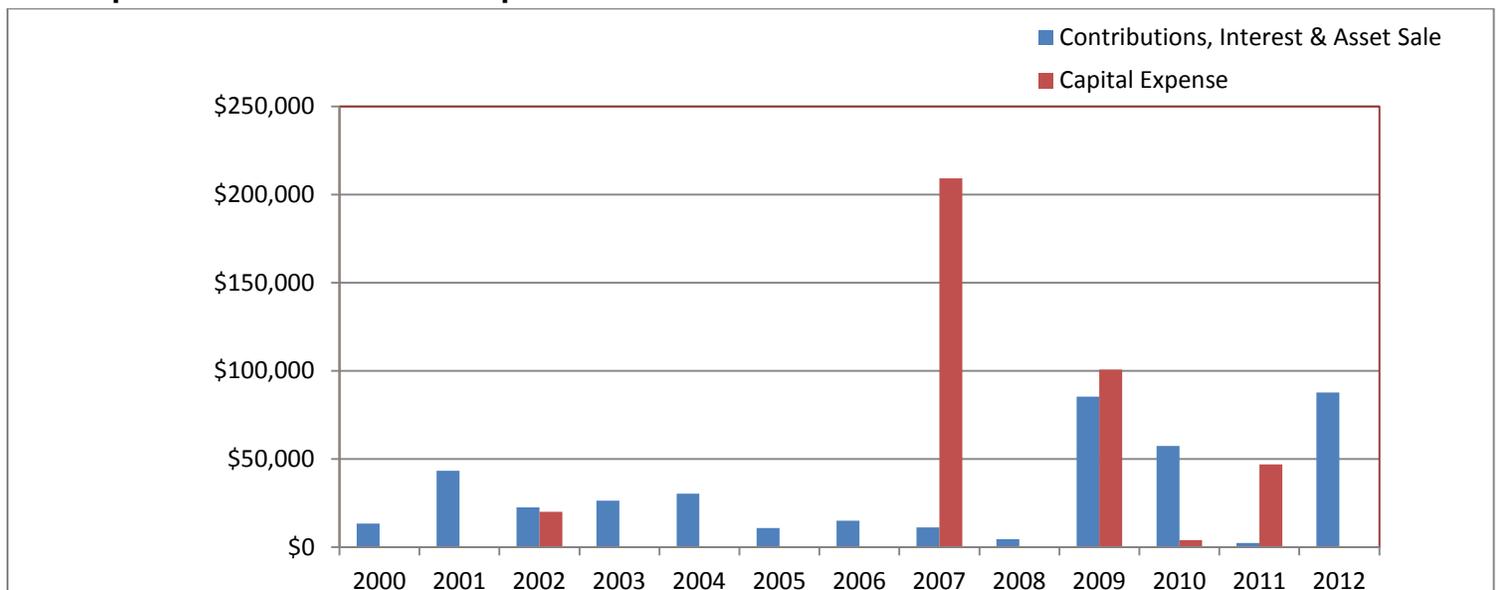
The Capital Plan portion of the Fire Rescue Service (FRS) Review includes plans to construct a new fire/administration/ public works building in 2019/20 that will accommodate a fire service with 30 members, two fire trucks and up to 2 first responder vehicles.

Key Recommendations include:

- Allocate funds each year toward renewal and replacement and capital.
- Approach the Historical Society to help inventory old equipment and to investigate potential sites/displays for antique/old equipment.
- Increase the per property per year tax allocation for capital to \$200 or more.

This graph shows annual contributions and expenditures to/from the Fire Renewal and Replacement Fund over the past thirteen years. Expenditures in 2007 included \$175,000 as a down payment towards the purchase of the former School property. Other notable purchases included a new fire responder vehicle in 2009 and a used fire truck purchased from the Comox Fire Department in 2011. There were no contributions made to this fund from 2005 to 2008, thereby the amounts indicated in the graph reflect interest income or the proceeds from the sale of an asset. As of January 1st, 2013, the balance in the Fire Department Reserve was \$244,141.

Fire Department Renewal and Replacement Fund



To begin seriously saving money for a building, UBID will be required to contribute at a minimum \$88,000 to \$92,000 per year for the next 7 years. The Board has been asked to consider more than doubling this amount. Including savings, UBID will be required borrow between \$1.5 and \$1.7 M for construction.

Again, if you are interested in the entire report, please visit the UBID office or go to our website at www.union-bay.ca.

KIP Update

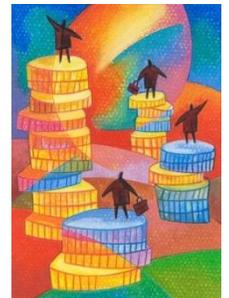
In recognition of the importance and significant work involved in managing the UBID-KIP Water Infrastructure Agreement (WIA), the Board appointed Trustee Alan Webb in 2012 as the liaison between UBID and KIP. On April 17th, the Board learned the provincial government may have recently linked the approval of a sewage treatment plan for KIP with the clean-up of the coal hills. Apparently, the BC Treasury Board is now involved in this process and has decided to defer the matter until after the May provincial election. Although we are not exactly clear on the details and why this linkage has been made, the result could be significant delays.

The CVRD Master Development Agreement requires KIP to donate land to UBID for a new fire hall. As well, KIP is responsible for providing temporary water treatment prior to Phase 1 construction commencing. If KIP falters, UBID's Public Works and Fire Rescue capital plans become financially vulnerable. As such, if UBID does not believe KIP can meet its water filtration obligations prior to the WIA's expiry on December 31st, 2014, then UBID must provide VIHA (under 4-3-2-1) with suitable assessments/studies by November 1, 2013 to obtain a water filtration deferral.

In an attempt to clarify the current situation and to determine any potential impacts, the Board has scheduled a meeting with Brian McMahon early in May. Additionally, we will be meeting with the CVRD on June 11th to discuss a range of issues including the KIP development. Further actions and/or meetings may also follow.

2012 Financial Statements Show UBID is in a Good Position

UBID's financial health has improved significantly over 2011, with a net income in 2012 totaling \$129,011 versus a prior year loss of \$21,940. Our 2012 audit went very smoothly and found no significant or material issues/concerns but has provided some recommendations for continued improvement to our internal financial controls which we will be implementing over the next several months.



We also fully met our commitments for capital reserve contributions last year, with \$67,850 transferred to the Waterworks Renewal & Replacement Reserve and \$87,600 towards Fire Department Renewal & Replacement. For 2013, we expect to achieve our goal of a combined \$203,450 in reserve contributions. To date, the balances in our reserve funds are as follows:

- \$188,322 - Waterworks Renewal and Replacement Reserve
- \$177,975 - Capital Expenditure Charges Reserve Fund
- \$244,141 - Fire Department Renewal & Replacement