

Union Bay Improvement District

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Landowners Update – November 2015

2016 Budget Approved



At its October 21st meeting, the Board approved the annual operating budget for 2016. From the table below, you will see that overall expenditures (including administration costs) are estimated to be \$635,100 which is slightly less than in 2015.

With this budget, the water toll base rate for 2016 will remain the same at \$75 bi-monthly. Excess water rates have increased slightly as the Board continues to move towards full operating cost recovery water toll rates by 2017. In 2016, water toll and related revenues will cover nearly 96% of UBID's water service operating costs. This means that parcel taxes will only be subsidizing 4% of our public works' administrative and operating costs versus nearly 35% in 2013.

Parcel taxes will increase slightly next year from \$340/year to \$345/year as we continue to save for water infrastructure improvements and replacement. This includes a wide range of issues including a new main reservoir, water mains, fire flow and water pressure enhancements, replacement of aging water meters and hydrants, and water treatment.

In 2016, UBID has budgeted to contribute \$233,878 to the Public Works Reserve Fund and \$190,060 to the Fire Department Reserve Fund.

UBID's property tax requisition for 2016 remains unchanged from that for 2015.

Finally, this budget provides for a cost of living increase of 1.3% to the staff and volunteer fire department personnel. The complete consolidated and departmental budgets are available on the Annual Budgets and Financial Statements page on UBID's website at www.union-bay.ca.

Budget Comparison Summary 2011 to 2016

	Proposed 2016	Approved 2015	Approved 2014	Approved 2013	Approved 2012	Approved 2011
TOTAL REVENUES	\$1,059,038	\$1,046,224	\$1,019,983	\$880,200	\$836,700	\$841,450
TOTAL EXPENSES	\$635,100	\$646,182	\$692,810	\$676,750	\$681,250	\$756,100
TOTAL CONTRIBUTIONS TO RESERVES	\$423,938	\$400,042	\$327,173	\$203,450	\$155,450	\$85,350

Bits and Pieces



A draft water service agreement was provided to the Developer on August 31st, 2015. As of November 1st, UBID is waiting to hear from them regarding a date to begin discussions on a new arrangement.



Over the upcoming Christmas holiday, the UBID Administration office will be closed from noon on Thursday, December 24th until 9:00 am on Tuesday, January 5th, 2016.



You're invited to join a UBID Trustee on a walk to and tour of Langley Lake on Saturday, November 14th. Meet at the Union Bay Community Hall at 10:00 AM.



It's that time once again to test all smoke alarms in your home and to replace the batteries and/or units if necessary. A few free smoke alarms are still available at the Fire Hall.

Fire Rescue Service 80th Anniversary

The 80th anniversary of the Fire Department was attended by about 100 people and \$2,818.61 was raised for the new fire hall. Thank you to the following businesses and families that made a donation to the event:



Woofy's, Whitespot, Westview Ford, Walmart, Wade and Linda Friel, Union Bay Market, Union Bay Credit Union, Sonora Resort, Sid Williams Theatre, Rock Hard Lamps, Quality Foods Courtenay, Pizza Hut, Pharmasave Comox, Mac's Oysters, Lordco, Lions, Karin Clark, Kal Tire, JRP Solutions, Joy Hilton, John and Julie Whitman, Joe Smith, Hartmans, Great Canadian Oil Change, Gone Fishing, Gladstone Brewery, First Insurance, Ernie and Margaret Anderson, End of the Roll, Cumberland Brewing, Carter Power, Butchers Block, Buckley Bay Petro-Can, Booster Juice, Betty Booze, Beachwood Café, Baynes Sound Oysters, Affordable Custom Picture Framing, and A&W Cliffe Avenue. Also a special thanks to Starr McFadyen and Alexis Royer for bartending and for Kenny Shaw for donating his time and talents.

Check the Venting Index Before Burning

Now that the fire bans have been lifted and the weather has become wetter many people burn yard debris, and start to use wood burning stoves. But, did you know that the "venting index" also determines if burning is allowed?

The Venting or Ventilation Index is a term used in air pollution meteorology. The Venting Index is a number related to the potential of the atmosphere to disperse airborne pollutants, such as smoke from a certain fire. It is based on both the current wind speed in the mixed layer and the mixing height. The mixed layer is the surface layer of air that is turbulent and well mixed. The mixing height is the thickness (sometimes zero) of this mixed layer. Stronger wind speeds and thicker mixed layers will produce higher venting indexes. The Ventilation Index is converted to a scale of 0 to 100. On this scale, the capacity of the atmosphere to disperse pollutants is related to the following Ventilation Index values: POOR ventilation (0-33); FAIR ventilation (34-54); GOOD ventilation (55-100).

If the Ventilation Index indicates POOR or FAIR, then smoke resulting from burning will tend to build up, causing air pollution. To avoid such pollution, outdoor burning is restricted when the index is POOR or FAIR. Information about the venting index in your area can be obtained by phone at 1-888-281-2992 or at www.bcairquality.ca/readings/ventilation-index.html