

**The following information was extracted from the PowerPoint Presentation for the October 26, 2009 UBID Landowners' Special Meeting for ease of posting on the website. Questions and answers are available on the website [www.union-bay.ca](http://www.union-bay.ca) or by attending the office at 5539 S. Island Highway, Union Bay, BC**

Topics that were covered are:

- Union Bay Improvement District Responsibilities: Fire Rescue Services; Safe Drinking Water; and Streetlight Provision
- Legislated through Letters Patent and the Local Government Act
- Less Borrowing Power than Municipality
- Less Available Grants than Municipality
- UBID Topics
- Fire Hall Facilities
- Fire Truck(S)
- Langley Lake
- Infrastructure
  - Present and Future
- Administration
- Budgets 2009-2010
- Transparency – In-Camera Meetings
- Kensington Island Project

#### **FIRE HALL**

- Present hall constructed in 1950's
- Rebuilt 1955-1957, rescue garage added 2007
- In 1984 McLeod road property purchased for the eventual replacement of the fire hall
- 1996 fire commissioner's report
- 2003 underwriter's report
- Fire hall
- WorkSafe 'BC review 2008
- Discussions at AGMs for several years
- Alternate approval process, closed June 12, 2009 (proposal rejected)
- Still need hall
- Plan being developed for future consideration

#### **UBID PROPERTIES**

Estimated values of UBID properties

- Present Fire Hall site - \$300,000.
- McLeod road - \$210,000,
- 5539 s island highway - \$1,500,000.
- School field - \$300,000.
- Montrose drive park - \$2,500

## FIRE TRUCKS

- 1922 PARADE TRUCK
- 1976 International Pumper –beyond it's life expectancy and parts difficult to find
- 1990 Ford Pumper Truck
- 2003 purchased first duty officer truck – 1993 Jimmy  
Required to address insurance and liability issues regarding responding to a Code 3 call
- 2005 Jimmy replaced with Dakota
- 2005/2006 WORKSAFE BC REGULATIONS
- 2006 Purchased used Fire Rescue Truck from Ucluelet – unable to convert for our needs – sold for purchase price
- 2006 Official start of First Responder Program
- 2006 Purchased 2003 Silverado and customized canopy as First Responder Rescue Vehicle
- 2007 Courtenay Fire Department donated \$40,000. worth of auto extrication equipment
- 2008 Purchased 2008 Ford Rescue Truck to house and transport auto extrication equipment for increased community protection
- Truck was delivered in 2009
- 2009 Transferred (sold) 2003 Silverado to Public Works Department to replace aging Public Works Truck

## FIRE TRUCKS NEEDED

- Replace 1976 International Pumper
  - ESTIMATED COST - \$250,000.
- Replace 1990 Ford Pumper
  - ESTIMATED COST - \$250,000.

LANGLEY LAKE – located east of Inland Island Hwy. just south of McLeod Road

- VIHA has mandated 4,3,2,1,0 WATER TREATMENT – details available in the office.
- Chlorination currently keeps water within safe drinking guidelines
- Needs additional water treatment
- Estimated cost for water treatment - \$2 million dollars
- Location of future water treatment
  - Current needs – McLeod Road Reservoir
  - Future – McLeod Road and Inland Highway
- Phased water treatment – added as additional water treatment capacity is needed

## WATER INFRASTRUCTURE

### Present

- Constructed in 1950's – system purchased when coal mine ended in 1960 (full history available on UBID website)
- Consists of several types of pipes
- Water meters installed in 2004-2005
- Resulted in 2/3 less usage
- Reservoirs on McLeod Rd and McKay Rd (128,000 GAL. & 80,000 GAL.)
- Purification system – automated chlorine gas infusion with alarm system
- Flushed 2-3 times each year as required

## WATER INFRASTRUCTURE

### Future

- Infrastructure is aging!
- Pipes need replacement – many leaks occurring
- Water treatment system needed
- Additional lines – as community grows

### Infrastructure

- Community size – presently 640 connections
- Maximum number of connections - unknown at this time
- Developments other than KIP are interested in water provision
- Estimated costs will be determined when size requirements are known.
- The revised engineered analysis of the renewal and replacement of the existing infrastructure reflects a need for \$200,584 annually.
- Plus a catch-up of \$144,292 for a total annual amount of \$344,876, divided by 690 (landowners who currently pay parcel taxes) equals \$500.00 each. This rate would be for one year, then the amount may be \$300.
- In addition funds for water treatment estimated at \$1,000,000, need to be accumulated over the next five years through parcel taxes and capital expenditure fees.

## ADMINISTRATION

### STAFFING

#### 2001

- One Part time Administrator
- One Part time Assistant (clerical)
- One Part time Waterworks Superintendent
- One Part time Waterworks Assistant
- One Part time Fire Chief

#### 2006

- One Part time Administrator
- Two Part time Assistants (clerical)
- One Part time Waterworks Superintendent
- One Part time waterworks assistant
- One Part time Fire Chief

#### 2009

- One Full time Administrator
- Two Part time assistants (clerical)
- One Part time Waterworks Superintendent
- One Part time Waterworks Assistant
- One Part time Fire Chief

## BUDGETS

#### 2009

- Fire protection - \$535,000
  - Included misc income and \$ taken from reserves
- Public works (water) - \$425,900
- Streetlights - \$25,000

#### 2010

- Fire protection - \$461,000.
- Public works (water) \$476,500.
  - Increased rates for capital expenditures
  - Higher excess water rates
- Streetlights - \$25,000.

## BUDGET COSTS TO LANDOWNERS

- 2009
  - Parcel taxes - \$200.00
  - WATER – average \$50.00 per billing
- 2010
  - Parcel taxes - \$200.00
  - WATER Residential – average \$50.00 per billing
    - Over 16-50 cu m costs 55 cents
    - 51-75 cu m cost will be 75 cents
    - 76-100 cu m cost will be \$1.00
    - Over 100 cu m cost will be \$1.50

## IN-CAMERA MEETINGS

### REASONS FOR IN-CAMERA SESSIONS

- Litigation or potential litigation
- Assessing, rewarding or disciplining individuals
- Negotiations
- Discussions and dealings with other entities or persons where the information being discussed may compromise the relationship of the UBID with them or it's relationship with the landowners.
- Labour Relations or Human Resources issues
- Financial, personnel, contractual and/or other matters for which a decision must be made in which premature disclosure would be prejudicial.
- Matters relating to civil or criminal proceedings
- A proposed or pending transaction of the UBID
- Confidential information regarding, employees, Trustees, landowners and members of the public
- Commercially sensitive business matters, including matters subject to confidentiality agreements with third parties
- The receiving of advice that is subject to privilege, including communications necessary for that purpose
- Public Interest issues

## IN-CAMERA MEETINGS

- Minutes of in-camera meetings
  - Kept separate
  - Decisions are shared with landowners when the reason for the in camera session no longer exists
- Matters discussed "in-camera" are not to be discussed outside the meeting by those in attendance

## KENSINGTON ISLAND PROPERTIES (KIP)

- Request for potable water
  - No irrigation water supplied
- Request for boundary extension
  - To have all KIP lands within UBID in order to receive services
- Fire hall site
- School site
- Others

More information may be available by attending the office at 5539 S. Island Highway, Union Bay, BC; by mail Box 70, Union Bay, BC V0R 3B0; by telephone 250-335-2511 or email at [admin@union-bay.ca](mailto:admin@union-bay.ca).