

**PIERS ISLAND IMPROVEMENT DISTRICT
ANNUAL GENERAL MEETING**

September 4, 2021

Location: Piers Island Fire Hall (and Zoom)

TRUSTEES & OFFICERS ATTENDING	Julien Bahain, Chairperson and Buildings & Land Improvements Trustee; Monique Joubarne, Water Trustee; Doug Turner, Piers Island Volunteer Fire Department Trustee; Brent Schorr, Finance Administrator; Velvet Warrior, Secretary.
TRUSTEES & OFFICERS ABSENT	0
NUMBER OF ATTENDEES	In-Person: 38 On Zoom: 23 Computers

OPENING MOTIONS

CALL TO ORDER	The Chair called the meeting to order at 9:01 a.m. and advised that the meeting was being recorded for accuracy. All attendees were welcomed. With the combined in-person and zoom meeting, the meeting etiquette was presented.
APPROVAL OF AGENDA MOTION	Copies of the Agenda were distributed electronically 15 days prior and 2 days prior to the meeting. The Chair asked for changes or additions to the proposed agenda. The Trustee Election was moved to after the Bylaw item It was MOVED and SECONDED , " <i>that the Agenda be approved as amended.</i> " With no further changes raised for consideration, the motion was CARRIED .
MOTION ADOPTION OF MINUTES	It was MOVED and SECONDED , " <i>that the minutes of the October 6, 2020 Annual General Meeting be approved as distributed.</i> " The Chair asked for errors or omissions. Hearing none, the motion was CARRIED . It was MOVED and SECONDED , " <i>that the minutes of the August 10, 2020 PIID Trustees minutes be approved as distributed.</i> " The Chair asked for errors or omissions. Hearing none, the motion was CARRIED .

DELEGATIONS AND PETITIONS

KEVEN ELDER	Keven Elder submitted a letter and requested to address the Board regarding Bylaw #133. The letter was distributed electronically with the final agenda. Keven Elder requests that the Trustees amend the bylaw to support a coop option for trailers or defer the decision to allow time for islanders to consider a coop
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	<p>solution or vote down the bylaw. Although some time has been given for a coop option to be investigated, he does not believe that sufficient time has been given.</p>
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TRUSTEE & OFFICER REPORTS

<p>CHAIR’S REPORT JULIEN BAHAIN</p>	<p>The Chair Report was circulated electronically and posted to the Piers Island website prior to the meeting. See Piers Island website. Julien summarized his report.</p> <p>The Chair opened the floor for discussion. The report was accepted as presented.</p>
<p>BUILDINGS AND LAND IMPROVEMENTS TRUSTEE JULIEN BAHAIN</p>	<p>The Buildings and Land Improvements (B&LI) Trustee report was circulated electronically and posted to the Piers Island website prior to the meeting. See Piers Island website.</p> <p>Our infrastructure is in great shape overall. Nothing would be possible without the cooperation of Islanders and the support we get from volunteers making these projects affordable for all.</p> <p>Projects:</p> <ul style="list-style-type: none"> • Old Fire Hall was successfully repainted. • New vehicle and pedestrian gates were installed. • An additional third survey was sent to landowners to help inform operational solutions. • A draft bylaw #133 was presented to Islanders at the August 10, 2021 PIID meeting <p>The Chair opened the floor for discussion. The report was accepted as presented.</p>
<p>PIERS ISLAND VOLUNTEER FIRE TRUSTEE DOUG TURNER</p> <p>MOTION</p>	<p>The Piers Island Volunteer Fire Department (PIVFD) Report was circulated electronically and posted to the Piers Island website prior to the meeting. See Piers Island website.</p> <p>Doug thanked the Fire Chief Steve Cruise, Pauline the Risk Management Officer, all of our dedicated volunteer firefighters and first responders, and other volunteers that support the fire department. The PIVFD has proven itself to be well prepared, whether that be fire, personal injury, pandemic or tomorrows unexpected.</p> <p>Doug confirmed that Fire Chief Steve Cruise was willing to serve as Fire Chief for another year and expressed his appreciation to Chief Cruise’s in continuing to serve as Fire Chief.</p> <p>It was MOVED and SECONDED, <i>“that the Trustees accept Steve Cruise’s offer to serve as Fire Chief for another year, effective immediately.”</i> The motion was CARRIED.</p> <p>Doug also reported that:</p>

<p>MOTION</p>	<ul style="list-style-type: none"> • Piers Island hasn't experienced a serious covid outbreak, we all made it through the heat dome and the island hasn't burned down, thanks in large part to the hard work of our PIVFD volunteers. • The PIVFD, under the leadership of Steve Cruise, our fire chief since 2014, has seen many improvements to reduce the overall fire risk to our families, our homes and our forest. By: <ul style="list-style-type: none"> ○ Recruiting fire fighters and first responders ○ Ensuring all volunteers meet the educational and operational requirements ○ Promoting FireSmart and educating Islanders on fire prevention ○ Adding modern fire fighting equipment & medical equipment to serve our island's changing demographics and environment. • The fire department hosted a seasonal flu vaccination clinic and 2 COVID community vaccination clinics. <p>The Chair opened the floor for discussion. The report was accepted as presented.</p>
<p>PIVFD FIRE CHIEF REPORT STEVE CRUISE</p>	<p>The Fire Chief Report was circulated electronically and posted to the Piers Island website prior to the meeting. See Piers Island website.</p> <p>Steve did not summarize the reports as it is quite extensive. He presented the following highlights:</p> <ul style="list-style-type: none"> • A forest fire on Piers is probable at some point in time • The success of the fire department is dependent on all of us. • The fire department is focuses on being prepared with the equipment, people and skills needed. • Islanders can focus on firesmartering their own properties to help protect their properties and to help protect the firefighters that will respond in the event of a fire. <p>The Chair opened the floor for discussion. The report was accepted as presented.</p>
<p>WATER SYSTEM TRUSTEE MONIQUE JOUBARNE</p>	<p>The Water Trustee Report was circulated electronically and posted to the Piers Island website prior to the meeting. See Piers Island website.</p> <p>Monique indicated that the Water Trustee Report will be updated. The Old Water Tower Deconstruction has been completed and the area around the area has been leveled. This was completed within budget. A video of the deconstruction was taken and posted on the Piers website, thanks to Pauline. The final invoice was \$15,750.</p> <p>The report as distributed was then summarized:</p> <ul style="list-style-type: none"> • The Water Tower Project is completed. <ul style="list-style-type: none"> ○ All our successes are a direct result of the efforts of the previous Water Trustee Charlie Troger and a large group of volunteers. Thank you. ○ The Committee for the Water Tank Project is dissolved.

OTHER REPORTS

<p>PIERS ISLAND EMERGENCY PROGRAM REPORT FRANCES GLOVER</p>	<p>Frances advised her report was circulated electronically and posted to the Piers Island website prior to the meeting. See Piers Island website.</p> <p>Frances reminded everyone that the Emergency Program exists to support the fire department and the community when there is an emergency. There is a large contingent of volunteer team members! Frances extended a big thank you to those volunteers.</p> <p>EP team members recently delivered an updated Piers Island Emergency Procedures pamphlet to all Piers Island properties. It contains important information about how to respond to island emergencies including fire/evacuation, power outages or water events, and lists cell numbers of Emergency Program team members to contact as needed in an emergency. If any reason you have not received a copy, please contact Frances.</p> <p>The Chair opened the floor for discussion. The report was accepted as presented.</p>
<p>SOUTHERN GULF ISLANDS HARBOUR COMMISSION REPORT JOHN HALL</p>	<p>John advised his report was circulated electronically and posted to the Piers Island website prior to the meeting. See Piers Island website.</p> <p>John advised that</p> <ul style="list-style-type: none"> • The update/extension to the Piers Government dock has been approved but as the budget previously available has since been used so it is uncertain as to when the work will be done. • The government dock on the Swartz Bay side is also over-capacity. Discussions regarding an upgrade has begun, although options may be limited. <p>John also reminded everyone to be mindful of dock etiquette.</p> <ul style="list-style-type: none"> • Use 20 – 25-foot lines for tying to the dock – do not tie to other boats. Have adequate fenders and use spring lines. • The yellow marked space at the docks is for emergency services and loading only. Someone should remain in the boat while in those areas. On the Swartz Bay side, particularly, this space is used frequently for emergency services. • Make sure access to the docks is kept clear (do not leave golf carts in the paths). <p>The Chair opened the floor for discussion. The report was accepted as presented.</p>
<p>ROAD COMMITTEE REPORT JULIEN BAHAIN/STEVE CRUISE</p>	<p>Julien advised that the Road Committee Report was circulated electronically and posted to the Piers Island website prior to the meeting. See Piers Island website.</p> <p>Julien reminded islanders that a permit is required for access to the road during the winter/wet season. There will be a new process managed by the Ministry of Transportation and Infrastructure (MOTI). It is expected to be electronic. When</p>

	<p>requesting access to the Compound during this period, Islanders will be asked if they have a permit from MOTI. Please note that with the permit process being formalized through MOTI Islanders will need to allow time for the permit requests to be processed.</p> <p>The Chair opened the floor for discussion. The report was accepted as presented.</p>
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BYLAWS

<p>BYLAW #133 JULIEN BAHAIN</p>	<p>Bylaw #133, Piers Island Parking Compound Regulation Bylaw</p> <p>It was MOVED and SECONDED, that <i>“the bylaw cited as the Bylaw No. 133, Piers Island Parking Compound Regulation Bylaw be introduced and read for the first time.”</i></p> <p>The Secretary read aloud the Bylaw.</p> <p>The Chair provided some background for the Bylaw:</p> <ul style="list-style-type: none"> • Important asset for the Island with limited space (1/2 acre and 131 properties) and diverse individual interests in its uses (vehicles parking, trailer parking/storage, boat storage and ramp use) • Based on Trustee experiences, and public consultation through surveys and other communications, the status quo is not really working, and changes are needed to: <ul style="list-style-type: none"> ○ Improve/maintain Safety and security ○ Improve/achieve fair and equal access to the majority ○ Support/facilitate operational requirements that rely on volunteer resources ○ Recognize historical and current uses while planning for the future (as the island is changing and use is growing) • The changes needed have been considered by at least two Boards of Trustees, a Select Compound Committee, and the community through a number of surveys, various communications, and review of the proposed bylaw section by section at the August 10, 2021 Board of Trustee meeting. <p>Chair opened the floor to discussion.</p> <p>The discussion points were as follows:</p> <ul style="list-style-type: none"> • Trailer storage <ul style="list-style-type: none"> ○ Piers Island is a boat access only island, so trailer storage is an important use. Some only store trailers and do not use parking or boat storage ○ Coop trailers is a good option. <ul style="list-style-type: none"> ▪ Would like the bylaw amended to allow this option ▪ Although some time has been provided, more time should be given for islanders to present an option for this.
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- Some questions remain regarding the number of parking spaces freed up by removing the trailer storage.
- Temporary storage needs to be defined.
- It is important to allow trailers to be temporarily stored without the vehicle to allow part-timers use their vehicle during their stay. The PIID Chair confirmed that this provision is included in the proposed draft bylaw.
- **EV Charging**
 - An EV Charging solution should be implemented that is available to all islanders not for individuals:
 - Although individual charging units:
 - There are no allocated parking spots (may not get access or have to be able to access charging from wherever the car can be parked).
 - Electrical and Internet charges are to be covered by individual users
 - Commercial EV Charging Stations are expensive and need longer term planning (with approvals) and capital allocation (which may require a tax increase).
 - There is demand now for additional vehicle charging.
 - The EV section of the bylaw needs to be removed for now or updated:
 - To make it clear that electrical and other costs are covered by individual users
 - Option to have EV Charging for individual is not in perpetuity (Tenure by up to the Trustees; i.e., if commercial stations put in not just if and when individual sells car or property).
- **Boat Storage**
 - Although the boat storage fee has not been increased for many years, the increase from \$25 to \$300 was deemed too much by one landowner.
 - One landowner questioned the fee charged for boat storage and not trailers or vehicles?
 - Small boats in the boat racks have assigned spaces (or will go back to assigned spaces) while vehicle parking is on a first come first serve basis only.
 - The intent is to no longer support long term storage of boat trailers and temporary storage will be on a first come first serve basis.
 - The boat rack storage will be arranged to be more efficient and usable.
- **Vehicle Parking**
 - If winter pass is removed, one landowner suggested that there be some leniency when a second car is parked in the compound.
 - The PIID Chair restated that the parking lot is busier than before in the winter, and we collectively need to ensure that those with main pass can park there.

- There is recognition that weather and other circumstances arise so there is support for additional vehicle with approval of the Trustee or designate on a case-by-case basis.
 - Need more definition of non-transferrable for parking pass.
 - The single fob allocation for property and no key code option is not practical for all families.
 - The fob should stay with the pass so single pass and single fob should be organized between the property users.
 - Code will be removed for security reasons.
 - Code is already being given out to too many third parties.
 - FOBs will be given to main Island service providers (e.g., Rooke Marine).
 - For service providers for individual properties, it is up to the property owner to provide access to the compound as used to be the case with keys.
 - For emergency access and in certain circumstances, a code may be provided for access to the compound (which would then be reset after).
 - Need better definition of the parking spots in the compound to allow better use of the space for vehicles
 - One landowner suggested that North Saanich be approached to open parking along Dolphin Road (remove the no parking signs).
- **General**
 - A number of requests to amend and/or delay approval of the bylaw

Discussion among Trustees was to accept a finite delay in approval of the bylaw. Given that there has been significant consultation and that the current proposed changes reflect the views and perspective from the majority of landowners, it is unlikely that more discussion will result in a fundamentally different solution. Bylaw amendments following AGM suggestions should be incorporated where it makes sense. The PIID Chair restated that the interests of the majority of landowners should prevail over the interest of individuals. Proven/concrete solutions endorsed by a majority of landowners need to be provided to the Trustees to support some of the requested changes.

The Chair closed the discussion. The voting on the bylaw is delayed until the November 2021 PIID meeting.

The action items are as follows:

- **Trailer storage**
 - **Action Item 1-** Amend Bylaw 133 to incorporate Co-op opportunity.
 - **Action Item 2-** landowners interested in forming a co-op to come forward at the November 2021 PIID meeting with a formal plan gathering all legal information and statutes of the

	<p>trailer co-op system for Trustees consideration. Co-op to be available to all Piers Islanders.</p> <ul style="list-style-type: none"> • EV Charging <ul style="list-style-type: none"> ○ Action Item 1 - EV Charging Select Committee to be formed to research further opportunities and framework around long-term EV charging opportunities. ○ Action Item 2 - Amend current draft of section 4 to clarify and reinforce that individuals will not have a tenure or charging opportunity in perpetuity. • Boat Storage <ul style="list-style-type: none"> ○ Action Item 1 - Reassess fee structure and provide rationale to landowners supporting fee increase. ○ Action Item 2 - Amend Bylaw accordingly ○ Action Item 3 - Reorganize boat racks based on usage (i.e., remove unused racks and enforce current Section 8 of Bylaw 115: "Items that are unable to provide full utility for the purpose for which they are intended are in violation of these regulations and must be removed from the Piers Island Parking Compound"
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TRUSTEE ELECTION

<p>TRUSTEE ELECTION</p>	<p>The Chair explained that:</p> <ul style="list-style-type: none"> • Based on the learnings from the last year or so, the Local Government Act has been amended to: <ul style="list-style-type: none"> ○ Supersede Letters Patents to allow: <ul style="list-style-type: none"> ▪ AGMs to happen anytime in a calendar year ▪ AGMs and Elections to be held separately ○ Change Trustees term to end on the date of the improvement district election held in the third calendar year after they were elected (to support the other AGM and Election changes) • Given that there are rising COVID numbers again, with the support of the ministry, this year if an election is needed the voting will start after the meeting has ended and be open until 4:30 pm today. <p>The Chair introduced Pat Gangasingh as our Returning Officer (DO) and Mari and Velvet as our polling clerks (PCs) and turned the floor over to Pat and ask her to conduct the election for Trustee.</p>
<p>RETURNING OFFICER PAT GANGASINGH</p>	<p>Pat Gangasingh as the Returning Officer</p> <ul style="list-style-type: none"> • Reviewed the eligibility requirements for voting and the voting procedure. • Explained that Julien had put his name forward to stand for another term. • Called for other nominations for the position of trustee for a three-year term. <p>The Returning Officer called twice more for further nominations and hearing no more, Julien Bahain was elected by acclamation.</p>

	The Chair thanked the RO and the PCs for their service at this election. A special thank you to Pat Gangasingh for her many years as serving as the Returning Officer for PIID and PIA elections. The Trustees and Islanders wish her well as she moves off the island.
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NEXT MEETING

SCHEDULE NEXT MEETING	Trustees Transition Meeting, Tuesday, Sept 14, 2021 at 7:00 PM via Zoom.
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CLOSING MOTION

ADJOURNMENT	<p>The Chair asked for any further business.</p> <p>With no further business, the Trustees approved a motion to adjourn at 11:49 a.m.</p> <p>The Chair thanked all attendees.</p>
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Minutes submitted: _____
Corporate Secretary

Minutes submitted: _____
Chairperson and Presiding Officer