

BUILDINGS & LAND IMPROVEMENTS TRUSTEE'S REPORT

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Introduction

This year was supposed to be the year we were going to start working on a more detailed plan for the Compound with Seaspan. After being informed by Seaspan that the project was suspended and that they were investigating other alternatives, we had to rethink our strategy regarding our portfolio.

Our Island is booming. This year has seen an increase in new full timers and commuters. Many of us have been renovating and building on the Island. The Dolphin Road Government Dock has been full the whole winter. As a consequence, the Compound, the road, and the ramps are being tested and strained to their limits.

If in some respects 2018-19 has been a waiting game, I believe that 2019-20 should be the year to plan and act.

Buildings report

On the buildings front, not much has been done this year beside minor repairs and routine maintenance.

Reservoirs & Lands report

The reservoirs had some routine maintenance performed. Both reservoirs are in need of an extensive cleaning out this year to remove vegetation from encroaching on them and to keep debris from falling into them.

A team of volunteers (thank you!) had a first attempt with hand clips and tools in the early spring. But high-water levels did not help the process. Now that the water levels are finally dropping, we can clearly see the amount of work required to support the PIVFD and provide safe and efficient reservoirs for firefighting purposes. The PIID relies on Fire Chief Steve Cruise' expertise to decide what needs to be addressed. Vegetation inside the fence line has to be taken away from these parcels. The trees and large shrubs especially have their root systems penetrate the clay lining which could cause leakage. Leaves falling in the water can potentially block the pump intakes and any forest fuels in and around the reservoirs preclude these area as being safe zones for firefighters in any wildfire scenario. Therefore, if Hazard Fire Rating allows it in July, a call for volunteers will be sent out to finish the work.

Dolphin Road Compound report

As mentioned in the introduction, it has been very busy in the Compound this year. I would like to thank all the volunteers who helped cleaning up the Compound last winter and this spring. A lot was accomplished. We cleared the fences, removed unclaimed and unknown properties, and managed to empty and tidy up the shed. However, the Compound is being tested to its limit with the gates being a maintenance burden and a safety hazard, and the trailer parking being full at all times. Thanks to Bob Crooks, we added a bit of lifespan to our gates by reinforcing the hinges but in no way is it a long-term solution. As you may be aware, we have converted the Seaspan Compound Committee into a Compound Committee to create our own maintenance, upgrades and infrastructure plan for the Compound.

You should have received a first Compound Committee Report. This Report highlights the key items that need to be addressed one way or another in the future. We are at the brainstorming phase and our plan is to ask Islanders what the current and future use of the Compound is or will be. You will soon receive a questionnaire about the Compound asking specific questions about each item. The results of the questionnaire will inform the plan and decisions making process for the PIID.

Conclusion

In conclusion, there is a great deal of work ahead of us if we don't want to fall behind scheduled maintenance and upgrades. The Buildings and Land portfolio requires some attention and we will create a plan based on the priorities identified through consultation and questionnaire process.

Thanks again to all our volunteers and to our great PIID team.

Julien Bahain #83
PIID Buildings & Land Improvements Trustee