

**Piers Island Improvement District  
Directors Report – AGM 2018  
Buildings and Lands Portfolio  
Tony Kaul #36**

**Introduction:**

This year has been the calm before storm for the Buildings and Lands Portfolio. We have seen little in the way of infrastructure improvements across the asset platform outside of the Apron project to be reported on by our intrepid Fire Trustee. As the prospect of potential asset replacement of the compound looms, we have focused on maintenance versus improvements in the compound. We have completed a review of our assets in this portfolio and it is clear that the reservoirs and compound are going to need significant work in the next few years.

**Buildings report:**

On the buildings front, no pun intended, the biggest change is the addition of the paving stone entrance on the Fire Hall. I think we can all agree that it looks fantastic and I want to put out a huge thank you to Steve Cruise, Greg Miller, Miles Primrose and everyone who made that project a reality.

Security cameras have been approved by the trustees and will be installed in fire hall this summer.

**Reservoirs and lands report:**

The reservoirs had some routine maintenance performed this year. Both reservoirs will need a more extensive cleaning out this upcoming year to remove vegetation from encroaching on them and to keep debris from falling into them.

**Dolphin Road Compound report:**

The Dolphin Road Compound Dolphin Road Compound has had a higher than average maintenance burden on the gates as we nurse the remaining life from them. The locking mechanisms, hinges and pintels of the gates are all reaching end of life and will need extensive repair and replacement in the next 18 months.

I would like to thank Steve Cruise and the Monday morning work crew for stepping up and completing a clean up of the compound on Monday the 25<sup>th</sup> of June. Normally we have a clean-up day where volunteers come out to weed whack and clean up the compound but my schedule did not allow for me to get that organized and the Monday morning crew came to the rescue.

**NEW PARKING PASSES:** We now have new parking passes for islanders for the compound. On August 1<sup>st</sup> the old passes are no longer valid in the compound. New passes will be available at the AGM or from our house at #36 until July 15<sup>th</sup> when they will be available by contacting the new Building and Lands Trustee. Please do not leave the AGM without ensuring you have signed your new passes.

In continuation from my report at the last AGM we are out of space for trailers in the compound. Libby and I have played “Trailer Tetris” 3 or 4 times again this year to re-arrange trailers in the compound so that they fit in the allotted space. We currently have a short waitlist of folks looking for trailer space and **we are not issuing any new trailer permits**. If you wish to store a trailer in the compound please contact Libby or myself (#36 – 250-654-0905) As a reminder, all vehicles including trailers parked in the compound must be road worthy (no seized axels/brakes, Flat tires) and they must have current registration and insurance. If they are not road worthy, and or do not have insurance and registration then they will be towed. If you have a trailer in the compound that you would just as soon sell, please contact Libby or myself and we will help with taking pictures and posting on the internet... there are trailers in the compound that have not moved in years and if they are not useful they need to go!

***Islander requests for the accommodation of Electric Vehicle charging within the compound – UPDATE.***

As you may remember from the last AGM, there has been considerable conversation on the island for accommodating Electric Vehicular charging in the Compound. One charging station has already been installed on the power pole for one of the islanders and a second one is in consideration.

Several more islanders have had discussions with me this year about EV charging stations and I suspect demand will increase over the next few years.

Depending on what happens with our ongoing discussions with Seaspan regarding the compound redevelopment project, the trustees will need to look at how we can accommodate EV charging in the compound.

**Things to consider:**

1. What government incentives, if any, would we as an Improvement District qualify for to offset the costs of installing charging stations?
2. What would the costs be to install the infrastructure to support charging stations and the costs to install the charging stations themselves? How would these infrastructure costs be paid for?
3. How would we maintain fairness within the current concept of “first come first served” in the compound while also reserving specific spots for EVs. ?

4. At what rate will EVs be adopted and what would be the growth rate of EV infrastructure needed over the next 5 years, 10 years?
5. How to properly and fairly charge for the power consumed by EV owners.

### **The Compound Redevelopment Project**

Seaspan and their engineering firm have conducted the first of several public meetings about the compound redevelopment project in the beginning of June. They will be giving a presentation at the AGM to the islanders about the state of the project between the two AGMs on June 30<sup>th</sup>. This will be an opportunity for Islanders to learn what they are proposing including graphical visualizations for the potential new compound and to ask questions.

I suggest that Islanders refrain from making specific demands to Seaspan as our next step should be an Island-only meeting to discuss the proposed plan and our wish list for the facility.

### **Conclusion:**

So in conclusion, there is a great deal of work on the horizon... This year the trustees will oversee the negotiation for a potential new redeveloped compound. They will be putting together a committee and a series of communications and meetings with Islanders to ensure that we get all viewpoints expressed and understood. They will be reviewing the Capital Asset Replacement Plan for the Buildings, Reservoirs and Compound and ensure that we have a full understanding of the value of the assets and lifespans. We will be continuing to plan for the incorporation of Electric Vehicle infrastructure in our compound.

### **Expressions of Gratitude:**

This is my last year as a trustee a single term representing the fire portfolio and two terms as building and lands trustee. I wanted to recognize those islanders who have volunteered their time and helped with buildings and lands this year... If I forget anyone I am extremely sorry!

**Libby Kaul** – Without whom the portfolio would fall apart.

**My Fellow Trustees** - Greg and Charlie who have been a delight to work with and who have always been available to assist me!

**Our Support Team** – Nancy and Brent who do the heavy lifting on behalf of the board. Thank you for your support to the Buildings and lands portfolio this year.

**Library Volunteers** – For maintaining our library and community building.

**Road Committee** – Headed by Jerry, Thanks for diligently keeping Piers on the move!

**Monday Morning Work Crew** – For your help in the compound cleanup this year and for your hundreds of volunteer hours spent clearing bush around the island including near our reservoirs, access roads and road allowance.

Tony Kaul #36  
PIID Buildings & Lands Trustee,