

PIERS ISLAND IMPROVEMENT DISTRICT

BOARD OF TRUSTEES MEETING

June 8, 2021 – 7:00 PM

Location: Via Zoom

	Julien Bahain, Chairperson and Buildings and Land Improvements Trustee; Monique Joubarne, Water Trustee; Doug Turner, PIVFD Trustee; Brent Schorr, Finance Administrator; Velvet Warrior, Secretary.
TRUSTEES & OFFICERS ABSENT	0
NUMBER OF ATTENDEES	12

OPENING MOTIONS

CALL TO ORDER	Chair, Julien Bahain, called the meeting to order at 7:01 PM The secretary recorded the meeting for accuracy.
APPROVAL OF AGENDA MOTION	Copies of the Agenda were distributed electronically. The Chair asked for changes or additions to the proposed agenda. <ul style="list-style-type: none">• Corrected Date on Agenda 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 .
ADOPTION OF PREVIOUS MINUTES	Note for the record the trustees approved via email that, <i>“the minutes of the April 6, 2021 PIID Trustee Meeting be approved as distributed.”</i>

ONGOING BUSINESS

JULIEN BAHAIN	2021 AGM: <ul style="list-style-type: none">• Planned for September Long Weekend (Saturday, September 3, 2021)• Planning in-person but numbers and combination of in-person and electronic is dependent on the health guidelines
JULIEN BAHAIN	Compound Project and Survey Results: Gate Upgrade Project: <ul style="list-style-type: none">• Main vehicle access gate:<ul style="list-style-type: none">○ Implementation of the FOB control should be completed in the week of June 14.○ Code and FOB will be in combination until everyone has had a chance to get FOBs but after code will be changed and for PIID use only○ FOBs will be provided to Islanders with a deposit.

	<ul style="list-style-type: none"> ○ Possibility to track FOBs and disable if lost. May require an additional unit for tracking and control purposes. ○ Process for assignment and tracking of FOBs to be determined following commissioning and training with installer. Management going forward will be the responsibility of the Land Trustee and/or Financial Admin. ○ We acknowledge Steve Thornton for all of his work and for the practical solutions to the issues that arose ... above and beyond. Big Thank You! <ul style="list-style-type: none"> ● Pedestrian Gate: <ul style="list-style-type: none"> ○ This will commence after the main vehicle gate. ○ Will be code only. <p>Survey Results:</p> <ul style="list-style-type: none"> ● Please refer to the attached Survey #3 Report. ● There is strong support (87%) for amending the rules to make clear that the compound is not intended for permanent or long-term motor vehicle storage as distinct from parking. ● There also was significant support (71%) for elimination of the second parking pass during winter months. ● It seems clear that there is no mandate for Introduction of a fee to park. This option was rejected by 71% of respondents. ● The issue upon which opinion was most evenly divided was the suggestion that a parking pass should be linked to a specific vehicle rather than to a lot number. 47% thought this desirable, 52% did not. ● With respect to trailers, a majority (59%) voted against the provision of PIID-owned trailers and 68% against a fee system for a limited number of trailers. There was positive support for a system using a limited number of private community-shared trailers (68%), and for off-site storage at private expense (58%).
<p>JULIEN BAHAIN</p>	<p>Seaspan Lease Opportunity:</p> <ul style="list-style-type: none"> ● The opportunity to lease land on the other side of Barnacle Road is no longer being considered. ● The terms and conditions were: <ul style="list-style-type: none"> ○ North Saanich Temporary Use Permit allowed a change in zoning for 3 years renewable once (for a maximum of 6 years) ○ Tenant improvements were required as part of the deal which would have probably resulted in \$300/month per trailer cost to be borne by the users. Not cost effective as trailer storage can be found on the Saanich Peninsula for a lot less. ● An alternative storage option on Piers is being investigated with the PIA.
<p>JULIEN BAHAIN</p>	<p>Fibre Optic – Connect Coast Project:</p> <ul style="list-style-type: none"> ● 200K to get a landing on Piers Island <ul style="list-style-type: none"> ○ PIID does not currently have the funds. Can we find a funding source?

	<ul style="list-style-type: none"> ○ This is to bring Piers Island into Phase 1 (2022-2023) instead of possible inclusion in Phase 2 (2024-2025) ● There is a Piers Island committee working on the topic and gathering ideas. ● Connection to homes once available to the island <ul style="list-style-type: none"> ○ Committee members have reached out to Telus to understand costs and requirements related to bringing fibre optics to properties. ○ Is there anyone who has other connections for alternatives for on island connections? Welcome any additional contributions with time and connections. <p>Discussion:</p> <ul style="list-style-type: none"> ● Fibre Optic Service compared to Starlink? <ul style="list-style-type: none"> ○ Starlink is available in September ● Confirm interest on the Island.
<p>MONIQUE JOUBARNE</p>	<p>Old Water Tank Deconstruction:</p> <ul style="list-style-type: none"> ● Put out Request For Proposal – Responses from one external and one internal. Both are preparing a quote. <ul style="list-style-type: none"> ○ Option 1: Do everything ○ Option 2: Remove whatever is not useable by islanders. ● Potential cost (\$50-\$75K) may be above available funds. <ul style="list-style-type: none"> ○ Over \$40K we will need to look at funding options. Leaving it up is not really an option so really does need to be dealt with. ● Would like to work with PIA to clean and level everything else to make the land useable going forward.

CORRESPONDENCE

<p>TRUSTEES</p>	<ul style="list-style-type: none"> ● Email – Signed Taxation Bylaw (#131)
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TRUSTEE & OFFICER REPORTS

<p>BUILDINGS & LAND IMPROVEMENTS TRUSTEE JULIEN BAHAIN</p>	<p>The B&LI Trustee was asked if he had a report to present.</p> <ul style="list-style-type: none"> ● Beyond the Gate Project and Compound Survey Results the Trustee reports: <ul style="list-style-type: none"> ○ Thank you to all of the volunteers. This dedication and support makes work easier for the Trustee(s) and Islanders. It is appreciated. ○ Other work completed: <ul style="list-style-type: none"> ▪ Old fire hall has been painted by Steve Cruise and team of volunteers. ▪ Electrical work (lights) completed at the Fire Hall. Thanks to Barry Tate and others for their help.
<p>PIVFD TRUSTEE</p>	<p>The PIVFD Trustee was asked if he had a report to present.</p>

<p>DOUG TURNER</p>	<p>The PIVFD Trustee Report is attached.</p> <p>The highlights of the report are:</p> <ul style="list-style-type: none"> • Community vaccination clinics <ul style="list-style-type: none"> ○ 1st dose on April 7th and May 12th ○ 2nd dose (and 12-17 years) scheduled for June 29th • Bill C-264 -> Petition in support of increased tax credit for volunteer fire fighters \$3K to \$10K <ul style="list-style-type: none"> ○ Signed by 63 Piers Islanders and submitted • Reviewing the use of pagers. Need to replace the Motorola analog to the digital ones. \$500/unit for 15 people • Effective April 15 and through to October 15, burn permits are required for all open fires on Piers Island. <ul style="list-style-type: none"> ○ Currently, we are limiting open burning to campfires only. ○ All permits will be cancelled when our Fire Hazard Rating moves to HIGH • Training: <ul style="list-style-type: none"> ○ For the June, July and August, members will attend one of three specialized sessions: Structural Fire Fighting, Forest Fire Fighting and Sprinkler Protection Units. ○ If anyone wishes to attend a practice if only to view how the department functions, you are welcome to join us any time. Please let Chief Cruise know if you would like to audit one of our sessions. • Firehall maintenance <ul style="list-style-type: none"> ○ We are in the course of painting the old fire hall and we will also be cleaning and sealing the engraved pavers at the new fire hall. Both projects should be completed this month. <p>The floor was opened to discussion.</p> <p>The report was accepted as presented.</p>
<p>WATER SYSTEM TRUSTEE MONIQUE JOUBARNE</p>	<p>The Water System Trustee was asked if she had a report to present.</p> <p>The Water Trustee reports:</p> <p>In addition to the Old Water Tank Deconstruction discussed in Ongoing Business:</p> <ul style="list-style-type: none"> • Water team is moving forward with transitioning water tasks from Bob and Maureen to the broader water team. <ul style="list-style-type: none"> ○ Bob and Maureen have done a lot of work over the many years that is being documented and assigned to other team members. ○ The suite of documents are being reviewed/compiled and will be placed in locations (electronic/physical) to support this team approach. <p>The floor was opened to discussion.</p> <ul style="list-style-type: none"> • Question asked regarding any noticed change in chlorine consumption with the transition to the new water tank. <ul style="list-style-type: none"> ○ Water use is up this year with more people full-time on the island

	<ul style="list-style-type: none"> ○ There are many variables that affect chlorine use so may take a year or so to evaluate (water consumption, size of tank, time water is stored in tank). <p>The report was accepted as presented.</p>
<p>FINANCE ADMINISTRATOR BRENT SCHORR</p>	<p>The Finance Administrator was asked if he had a report to present.</p> <p>The Finance Administrator Report is as follows:</p> <ul style="list-style-type: none"> ● Successfully completed 2020 PIID audit and submitted to: Ministry of Municipal Affairs and Housing ● Annual Insurance review – updated island assets ● Preparation for annual tax notices ● Monthly payables and receivables <p>The floor was opened to discussion.</p> <ul style="list-style-type: none"> ● Question about insurance rates change. <ul style="list-style-type: none"> ○ Probably only go up. ○ Broker is shopping around. ○ Last year was \$14.3K <p>The report was accepted as presented.</p>
<p>CORPORATE SECRETARY VELVET WARRIOR</p>	<p>The Corporate Secretary was asked if she had a report to present.</p> <ul style="list-style-type: none"> ● Only 1 property changed ownership ● Contact list should now be up to date ● Correspondence minimal <p>The floor was opened to discussion.</p> <p>The report was accepted as presented.</p>

BUSINESS ARISING / NEW BUSINESS

<p>DOUG TURNER</p>	<p>Siren located adjacent to the old Fire Hall:</p> <ul style="list-style-type: none"> ● The tree supporting the siren adjacent to the old firehall is nearing the end of its life and a decision will have to be made to relocate the siren to another tree or install a pole or retire the siren. ● Fire team canvassed and support keeping the siren. It helps with notification as a back up to phone and pagers. ● Operating costs are minimal. Removal of siren from tree may be costly if a crane is needed. ● Prior to making a decision to relocate or retire the siren, the associated costs have to be determined. We are looking for help from any islanders who might be willing to assist in relocating the siren, assessing the viability of the existing tree, and/or obtaining estimates from outside contractors to do the work. If we go with a new pole, we will likely need a pole 50' or more in length. If you are able to assist, please contact Steve Cruise.
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	<p>Discussion from the floor:</p> <ul style="list-style-type: none"> • No requirement to have a siren. Not many left in service. Need to confirm requirements related to keeping the siren operational. • The problem is that the tree is rotten so it would be dangerous to put a ladder on it or climb it. • Proximity to the old firehall is important for power.
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NEXT MEETING

SCHEDULE NEXT MEETING	Zoom meeting, August 10 at 7:00 PM
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CLOSING MOTION

ADJOURNMENT	<p>The Chair asked for any further business.</p> <p>With no further business, the meeting adjourned at 8:35</p> <p>The Chair thanked all attendees.</p>
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Minutes submitted: _____
 Corporate Secretary

Minutes approved: _____
 Chair / Presiding Officer

Date: _____