

**SASAMAT VOLUNTEER FIRE DEPARTMENT (SVFD)
BOARD OF TRUSTEES MEETING**

SPECIAL MEETING

Wednesday, November 20, 2024

7:00 P.M.

In-person at the Anmore Community Hub

A G E N D A

1. ADOPTION OF THE AGENDA

1.1 November 20, 2024 Special Meeting Agenda

That the SVFD Board of Trustees adopt the agenda for its special meeting scheduled for November 20, 2024 as circulated.

2. ADOPTION OF THE MINUTES

2.1. September 5, 2024 Regular Meeting Minutes

That the SVFD Board of Trustees adopt the minutes for its regular meeting held September 5, 2024 as circulated.

3. REPORTS FROM COMMITTEE OR STAFF

3.1 Fire Hall Conceptual Drawings – Liberty Construction Group

That the Sasamat Volunteer Fire Department (SVFD) Board of Trustees receive for information the verbal update on the conceptual drawings of two fire halls.

3.2 SVFD Service Review

That the Sasamat Volunteer Fire Department (SVFD) Board of Trustees receive for information the verbal update regarding a service review.

3.3 Update to Budget Impact for the Construction of New Fire Halls

That the Sasamat Volunteer Fire Department (SVFD) Board of Trustees receive for information the report titled "Update to Budget Impact for the Construction of New Fire Halls".

4. INFORMATION ITEMS

None

5. OTHER BUSINESS

6. ADJOURNMENT/CONCLUSION

That the Sasamat Volunteer Fire Department (SVFD) Board of Trustees adjourn/conclude its special meeting of November 20, 2024.

Membership:

Penner, Darrell (C) - MV Board
Clark, Carolina - Village of Belcarra
McEwen, John - Village of Anmore
Ross, Jamie - Village of Belcarra
Trowbridge, Kim - Village of Anmore
Weverink, Paul - Village of Anmore
Wilder, Liisa - Village of Belcarra

**SASAMAT VOLUNTEER FIRE DEPARTMENT (SVFD)
BOARD OF TRUSTEES MEETING**

Minutes of the Regular Meeting of the Sasamat Volunteer Fire Department (SVFD) Board of Trustees held at 7:00 p.m. on Thursday, September 5, 2024 in person and via Teams.

MEMBERS PRESENT:

Chair, Councillor Darrell Penner, Port Coquitlam
Councillor Carolina Clark, Belcarra
Mayor John McEwen, Anmore
Mayor Jamie Ross, Belcarra
Councillor Paul Weverink, Anmore
Councillor Liisa Wilder, Belcarra (via Teams)
Councillor Kim Trowbridge, Anmore

STAFF PRESENT:

Jay Sharpe, Fire Chief, Sasamat Volunteer Fire Department, Metro Vancouver
Brant Arnold-Smith, Program Manager, Protective Services and Emergency Management, Metro Vancouver
Amie Hadley, Office Supervisor, Corporate Safety, Protective Services and Emergency Management, Metro Vancouver
Ravi Chhina, Deputy CAO Operations, Metro Vancouver
Dorothy Shermer, Director, Board and Information Services, Metro Vancouver
Linda Sabatini, Director, Financial Operations, Metro Vancouver

GUESTS PRESENT:

Scott Zukiwsky, Vice President, Liberty Construction Group

1. ADOPTION OF THE AGENDA

1.1 September 5, 2024 Regular Meeting Agenda

Item 3.3 moved up to 3.1 to allow presentation from Liberty Construction Group to proceed first.

It was MOVED and SECONDED

That the Sasamat Volunteer Fire Department (SVFD) Board of Trustees adopt the agenda with changes made at its regular meeting scheduled for September 5, 2024.

CARRIED

2. ADOPTION OF THE MINUTES

2.1 March 14, 2024 Regular Meeting Minutes

It was MOVED and SECONDED

That the Sasamat Volunteer Fire Department (SVFD) Board of Trustees adopt the minutes for its regular meeting held March 14, 2024 as circulated.

CARRIED

3. REPORTS FROM COMMITTEE OR STAFF

3.1 Fire Hall Conceptual Drawings – Liberty Construction Group

Scott Zukiwsky shared a presentation on screen.

Scope of work to be completed beginning of October.

Discussion followed with questions from Trustees on what will be included in the new facilities.

Chief Sharpe confirmed that the training grounds will be moved to the Public Works Yard.

Trustees emphasized the importance of having areas at both halls where volunteers can socialize and decompress following an incident. It was also noted that preference would be for separate living quarters and not dorms.

Chief Sharpe would like to see the project by Liberty Construction finalized and a budget produced prior to being distributed to Trustees.

It was MOVED and SECONDED

That the SVFD Board of Trustees receive for information the status update of the conceptual drawing of the two fire halls.

CARRIED

3.2 SVFD Service Review

Metro Vancouver staff provided a verbal update on the process of a service review initiated under s. 257 of the *Local Government Act*.

To make changes to the cost apportionment, the Board must adopt a service establishing bylaw. The bylaw can only be adopted with the consent of 2/3 of participating areas, in this case, both Anmore and Belcarra must agree to the terms.

A preliminary service review must be conducted within 120 days from the date it was initiated, and as such, the first meeting must be held no later than October 17, 2024.

Should either party wish to withdraw from the continued service, it would be necessary to adopt and repeal a service establishing bylaw.

Discussion followed on what the potential costs would be for a service review. This would be dependent on the points of disagreement and whether external legal is required.

At the preliminary service review, the scope can be limited to discuss only certain points of the disagreement. The province can also provide a financial analyst. Discussion ensued between Trustees on what type of split Belcarra would be looking for and what would influence this. Also discussed were the potential downsides of a service review.

Ravi Chhina confirmed that MV will recommend working towards adopting a Service Establishing Bylaw at the first meeting. MV as staff will continue to seek approval from the Trustees and will move forward with building the fire halls until told otherwise.

Mayor McEwen put forward a motion that would see Belcarra responsible for bearing the costs as the initiators of a service review.

It was MOVED and SECONDED

That the SVFD Board of Trustees establish that the cost of drafting of the Service Establishing Bylaw be split 50/50 as it relates to the original letters patent; and that the cost of a service review be fully covered by Belcarra as the initiators of the review.

CARRIED

3.3 Loan Authorization Bylaw and Budget Planning for SVFD Capital Facilities

Linda Sabatini presented a report regarding the borrowing process and budget impacts for the construction of the new fire halls.

SVFD as a Metro Vancouver function would follow the borrowing process through the Municipal Finance Authority of British Columbia (MFA).

The overall borrowing process was discussed with the entire process looking at between 4-6 months.

Requires adoption from MV Board and certification from the province.

Three bylaws must be in place to borrow money, and the estimated costs must be included in the MV budget.

Linda Sabatini reviewed figures 1-3 detailing the Bylaw Procedures that would be required.

Attachment 2 of the report includes the household tax impact and estimated annual debt servicing costs for each of the Villages.

It was MOVED and SECONDED

That the SVFD Board of Trustees receive for information the report titled “Borrowing Process and Budget Impact for the Construction of New Fire Halls”.

CARRIED

3.4 2025 Draft Budget – Sasamat Fire Protection Service

Brant Arnold-Smith reviewed the draft 2025-2029 Financial Plan.

There was a slight decrease in the 2025 budget due to absence of a one-time

increase in contributions in 2024 to the Communications Capital Reserve Fund and Emergency Equipment Reserve Fund.

Work is ongoing with communication with BC Hydro for yearly funding.

There was agreement by Trustees that the Capital Facility Reserve yearly contribution should increase to \$400,000.

It was MOVED and SECONDED

That the SVFD Board of Trustees authorize an increase in the yearly contribution to the Capital Facility Reserve to \$400,000.

CARRIED

It was MOVED and SECONDED

That the SVFD Board of Trustees endorse the 2025 – 2029 Financial Plan for the Sasamat Fire Protection Service as presented in the report dated September 5, 2024 titled “2025 – 2029 Financial Plan – Sasamat Fire Protection Service”.

CARRIED

3.5 2024 SVFD Quarterly Work Plan Update

Report was provided.

It was MOVED and SECONDED

That the SVFD Board of Trustees endorse the Work Plan as presented in the report dated September 3, 2024 titled “2024 SVFD Quarterly Work Plan Update”.

CARRIED

3.6 Fire Chief’s Report

Manpower – Currently 39 responders.

Equipment – Continue to train on new Engine 3. Most members have now signed off to drive it. Further work on Tender 2 replacement has been put on hold. Old Engine 3 went 3 cycles at auction, has been purchased by Hawkins Lake Volunteer Fire Department.

Halls and Grounds –Tarmac at Anmore Hall in front of Rescue 5 bay has now been repaired.

Training – 5 new recruits in training.

Reports and Information – Antenna replacement has made a noticeable difference in reception.

Jay to report back to Trustees regarding the current review of the stipends paid to the volunteers.

It was MOVED and SECONDED

That the Sasamat Volunteer Fire Department (SVFD) Board of Trustees receive for information the report dated September 5, 2024, titled “SVFD Fire Chief’s Report”.

CARRIED

4. INFORMATION ITEMS

None

5. OTHER BUSINESS

None

6. ADJOURNMENT/CONCLUSION

It was MOVED and SECONDED

That the Sasamat Volunteer Fire Department (SVFD) Board of Trustees adjourn/conclude its regular meeting of September 5, 2024.

CARRIED

(Time: 9:08 p.m.)

To: Sasamat Volunteer Fire Department Board of Trustees

From: Linda Sabatini, Director, Financial Operations
Sonu Kailley, Director, Financial Planning

Date: November 20, 2024 Meeting Date: November 20, 2024

Subject: **Update to Budget Impact for the Construction of New Fire Halls**

RECOMMENDATION

That the Sasamat Volunteer Fire Department (SVFD) Board of Trustees receive for information the Report dated November 20, 2024 outlining the updated budget and household impacts to service debt for two Sasamat Fire Protection Service fire halls in Anmore and Belcarra.

EXECUTIVE SUMMARY

On September 5, 2024, staff presented an estimated budget and the household impacts of financing two new Sasamat fire halls in Belcarra and Anmore, as well as the formal process for obtaining debt financing. This report updates the budget and household impacts to reflect the revised number of residential occurrences for Belcarra to not include residential water lots and includes a third financing scenario of \$10M.

The construction costs for replacing the two fire halls are currently projected in the range of \$10M to \$20M depending on the scope. Based on the debt scenarios to borrow three potential loan amounts (\$10M, \$14M, and \$20M), the projected incremental annual average household impact range from \$365 to \$925 for Anmore and \$870 to \$2,220 for Belcarra depending on the loan amount and the amortization term. It is important to note that the budget impacts do not include any operating impacts and is based on current financing rates.

PURPOSE

To provide for information a revised budget impact for financing the proposed new fire halls.

BACKGROUND

This report provides revised household impact information to reflect updates to total residential occurrences for Belcarra. In the previous report, the number of residential occurrences for Belcarra included water lots which does not accurately reflect the number of households in Belcarra. Water lots represent the frontage of a regular lot on to the ocean and are not additional homes or regular lots. As a result, the revised number of residential occurrences reduced from 448 to 332 for Belcarra. In addition, this report also includes an additional \$10M debt scenario. All other underlying financing assumptions remain unchanged from September 5, 2024. This long-range forecast is based strictly on estimated capital costs of the fire halls. Factors such as interest rate variability, housing development, inflation variability, and other market factors will drive fluctuations in these estimates over the long term.

Table 1: Original Table Presented on September 5, 2024

Scenario	Municipality	Average Incremental HHI Over Life of the Loan	Estimated Annual Debt Service Cost	% Share of Debt Service Costs	
20 Year Loan	14M	Anmore	\$ 650	\$ 525,000	50%
		Belcarra	\$ 1,155	\$ 525,000	50%
		Total		\$ 1,050,000	
	20M	Anmore	\$ 925	\$ 750,000	50%
		Belcarra	\$ 1,655	\$ 750,000	50%
		Total		\$ 1,500,000	
30 Year Loan	14M	Anmore	\$ 510	\$ 415,000	50%
		Belcarra	\$ 905	\$ 415,000	50%
		Total		\$ 830,000	
	20M	Anmore	\$ 730	\$ 590,000	50%
		Belcarra	\$ 1,295	\$ 590,000	50%
		Total		\$ 1,180,000	

Table 2: Revised Table to include updated Residential Occurrences for Belcarra

Scenario	Municipality	Average Incremental HHI Over Life of the Loan	Estimated Annual Debt Service Cost	% Share of Debt Service Costs	Estimated Total Debt Servicing Cost	
20 Year Loan	10M	Anmore	\$ 465	\$ 375,000	50%	7,500,000
		Belcarra	\$ 1,110	\$ 375,000	50%	7,500,000
		Total		\$ 750,000		15,000,000
	14M	Anmore	\$ 650	\$ 525,000	50%	10,500,000
		Belcarra	\$ 1,555	\$ 525,000	50%	10,500,000
		Total		\$ 1,050,000		21,000,000
	20M	Anmore	\$ 925	\$ 750,000	50%	15,000,000
		Belcarra	\$ 2,220	\$ 750,000	50%	15,000,000
		Total		\$ 1,500,000		30,000,000
30 Year Loan	10M	Anmore	\$ 365	\$ 295,000	50%	8,850,000
		Belcarra	\$ 870	\$ 295,000	50%	8,850,000
		Total		\$ 590,000		17,700,000
	14M	Anmore	\$ 510	\$ 415,000	50%	12,450,000
		Belcarra	\$ 1,215	\$ 415,000	50%	12,450,000
		Total		\$ 830,000		24,900,000
	20M	Anmore	\$ 730	\$ 590,000	50%	17,700,000
		Belcarra	\$ 1,735	\$ 590,000	50%	17,700,000
		Total		\$ 1,180,000		35,400,000

ALTERNATIVES

This is an information report; no alternatives have been presented.

FINANCIAL IMPLICATIONS

The construction costs for replacing the two fire halls are currently projected in the range of \$10M to \$20M. Based on the debt scenarios to borrow three potential loan amounts (\$10M, \$14M, and \$20M), the estimated annual debt service costs range from \$590,000 to \$1,500,000 and the projected incremental household impact range from \$365 to \$925 for Anmore and \$870 to \$2,220 for Belcarra depending on the amount borrowed and amortization term of the loan.

CONCLUSION

This report provides updated information on the related budget impact and household costs to finance two new Sasamat fire halls in Belcarra and Anmore, including a revised household occurrence total for Belcarra and a third financing option of \$10M.

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