

Minutes of the meeting of the Select Committee of the Hornby Island Firehall Renewal Project held on Monday, November 24, 2008 at the Hornby Island Fire Hall, located at 3850 Central Road, Hornby Island, BC, commencing at 2:05 p.m.

PRESENT:

Chair	Electoral Area 'K' Director	Carol Quin
Members	Hornby Island Fire Chief	Giff LaRose
	Chair, Hornby Island Fire Protection	Lu Ackerson
	Hornby Island Residents	Andrew Carmichael
		Doug Christie

ALSO PRESENT:	Manager of Fire Protection	James Bast
	Assistant – Corporate Services	Rachel Reid
	Electoral Area 'A' Director-elect	Bruce Jolliffe
	Fletcher Pettis Consultants Ltd.	Blair Pettis

Vary the Agenda

D. Christie requested to add an agenda item under the option analysis report to discuss protocols and procedures once the select committee makes a recommendation to move forward with the project.

Agenda Items

Hornby Island Fire Hall Option Analysis Report

B. Pettis summarized the option analysis report which provided an evaluation of the feasibility of upgrading the existing building to a seismic standards on the current site and compare that with the feasibility of constructing a new one on a site across the road from the current site. He explained that the report is intended to provide the select committee with sufficient information in order for the committee to move forward with the project. He reiterated the report's recommendation which is to construct a new building on the new site based on several comparative factors. He also pointed out portions of the Pomeroy report that enumerated the defects in the construction of the current building.

Members of the committee expressed concerns on how they could justify the project and estimated costs to Hornby Island residents. A. Carmichael related that there are too many unknown factors such as the feasibility of expanding the current site and building a new hall on the expanded site. He added that whichever course the committee chooses to take, the fire department has to continue to be in full operation. D. Christie reiterated that he is not inclined to accept the cost estimates as they are in the report as the McMurtrie report came up with only a \$300,000 cost estimate to upgrade the existing building. A lengthy discussion ensued regarding the two reports including questions whether the McMurtrie cost estimate was generated within the purview of the new 2006 BC Building Code requirements. J. Bast pointed out that there are a number of other considerations that are not in the McMurtrie report such as the provision of training grounds.

C. Quin explained that the use of the current site is on a free grant that restricts land use to fire department purposes only. She added that in order for the community to be able to use the current site for another use, for example community purposes, the community would have to make an application to ILMB.

Majority of the committee members agreed that upgrading the current building to seismic standards would not be cost effective. However, the committee members also agreed that a decision could not be made at the moment as there are a number of uncertainties that need to be clarified.

The committee made the following motion:

THAT staff undertake research to provide information on the following:

- feasibility of expanding the current site to the adjacent parcel;
- feasibility of building a new fire hall on the expanded site;
- factors to consider when applying for an ILMB grant for the new site as well as keeping the existing grant on the current site including the adjacent parcel;
- should the committee opt to build on the new site, what would have to be done with the existing fire hall (demolition or keeping on the site for community purposes);
- how to apply for a change in land use/grant should the existing hall be kept onsite;
- confirm availability of both the adjacent parcel to the current site and the new site across the road and;
- refining cost estimates to keep costs down.

Protocols and Procedures

J. Bast explained that the committee would have to make a recommendation to the regional district board. Community approval would be obtained by either an alternate approval process or a referendum.

Powell River Fire Department – Common Efficiencies

J. Bast related that the Powell River FD is in the process of building a new hall and would like to coordinate with the Hornby Island committee on common efficiencies. The committee agreed that there are very few similarities between the two fire departments but would still like to know what the Powell River FD is doing. J. Bast will be in touch with the Powell River FD and will report back to the committee.

Next Meeting Date

The next meeting of the Hornby Island Fire Hall Renewal Project select committee will be at the call of the chair.

The meeting terminated at 4:45 p.m.

Recording Secretary:

<i>Rachel Reid</i>

Chair:

<i>Carol Quin</i>
