



EQUEST FOR DECISION

To: Evangeline Hanuse, Acting CAO

CC: Board of Directors, CCRD

From: Yene Byun, Finance Manager and Ken McIlwain, Operations Manager

Meeting Date: December 09, 2021

Subject: Bylaw 510 - Fire Tolls and Charges for non-taxable properties in Hagensborg and Bella Coola Town Site

Board Meeting

DEC 09 2021

CCRD ITEM B) b) 1.)

Recommendation:

“That Bylaw #510, cited as the “Central Coast Regional District Fire Protection Charge Bylaw be now introduced and read a first time.”

“That Bylaw #510 cited as the “Central Coast Regional District Fire Protection Charge Bylaw”, having been given due and detailed consideration by the Board be now read a second and third time.”

Issue/Background Summary:

Both the CCRD (for the Bella Coola town site local fire protection service area) and the previous Hagensborg Waterworks and Fire Protection District (HWD) (now a new service of the regional district) have bylaws for fixing charges and service tolls to properties/owners which are exempt from paying property taxes under provincial and federal legislation.

The Hagensborg bylaw exempted some non-taxable properties from paying a fee, but the CCRD charged a fee for all non-taxable properties except vacant land.

The Hagensborg bylaw charged a rate of \$1.92 per \$1,000 of assessed value and the CCRD charged a flat fee.

At the board meeting held on November 18, the following resolution was carried:

THAT the Board of Directors of the Central Coast Regional District request administration to present bylaws for Hagensborg and town site fire tolls as follows:

- 1. By using a rate per \$1,000 of assessed value of land and improvements in order to standardize the billing method for both service areas; and***
- 2. That all non-taxable properties within the boundaries of each service area be subject to the fire protection charges based on assessed value of land and***

improvements with the exception of churches and societies which will be billed a nominal flat annual fee.

Policy, Bylaw or Legislation:

- a) Policy A-31 – Rates and charges bylaws shall be reviewed by the Board of Directors every two years.
- b) Hagensborg Waterworks District Bylaw No. 241 "Fire Protection Charge Bylaw, 2021". The HWD bylaw has been reviewed annually, the last being in October 2020 which covered charges for the year 2021. This bylaw will have no effect beyond 2021, so it is not necessary to repeal or amend it.
- c) "Bella Coola Fire Suppression Tolls Amending Bylaw No. 462, 2016". The CCRD bylaw was last reviewed/amended in 2016.
- d) *Local Government Act s. 397 (1)*A board may, by bylaw, impose a fee or charge payable in respect of
 - (a)all or part of a service of the regional district, or
 - (b)the use of regional district property.
- e) Order In Council 624, effective January 01, 2021 states:
 - 4 The bylaws and resolutions of the Hagensborg Waterworks District continue in force as bylaws or resolutions, as the case may be, of the Central Coast Regional District applicable to the area of the Central Coast Regional District to which they applied as bylaws or resolutions of the Hagensborg Waterworks District until those bylaws or resolutions are amended or repealed by the board of directors of the Central Coast Regional District.

Financial/Budgetary Implications:

Financial implications are as follows:

| 2021 actual | Bella Coola | Hagensborg |
|---|--------------------------|---------------------------|
| Total Tax Levy | \$34,385 | \$89,750 |
| User fees / charges | \$3,475 | \$18,658 |
| Total revenue from these sources (actual 2021) | \$37,860 | \$108,408 |
| 2022 projected | | |
| Tax Levy | \$35,760 (Note 1) | \$88,833 (Note 4) |
| User fees / charges - \$1.75/1,000 + flat rate | \$16,712 (Note 2) | \$23,912 (Note 2) |
| Total revenue from these sources (estimate 2022) | \$52,472 (Note 3) | \$112,745 (Note 5) |

Note 1 – Tax levy increase for the Bella Coola town site has been increased by 4% in recognition of the projected inflation costs for 2021 (British Columbia).

Note 2 – User fees and charges are set at \$1.75 per \$1,000 of assessed values to reflect the average tax levy in 2021 for residential taxable properties. Nominal fee for churches and

societies has been set at \$75. This is a reduction in the Bella Coola town site (from \$165) and an increase in Hagensborg (up from \$0).

Note 3 – The increase in total revenue from 2021 of \$14,612 is meant to add to the Asset Replacement Fund in order to replace the pumper fire truck. In April of 2021, the pumper truck underwent an annual inspection by Norther Fire Apparatus Inc. The following is an excerpt from their report:

“Replacement of Engine 41 is highly recommended. This unit has been in service for approximately 31 years and has passed its life expectancy as a first line unit by over 6 years. It may appear to be in good order, however NFPA guidelines state that after 25 years the apparatus must be assigned to secondary status. After 25 years of age components such as seals, hoses and other flexible components become hard and brittle often leading to on scene failure caused by overheating, and are generally catastrophic in nature. Electrical systems and connections become unreliable and incandescent lighting draws a high amount of amperage also leading to failures. Parts availability – valve kits are now obsolete and are no longer being produced. Northern Fire Apparatus cannot be held liable for on scene failure.”

The April 15th, 2021 Bella Coola Fire Protection Report prepared by Operations Manager, Ken McIlwain notes the following: “A new fire truck, of the same style and capacity as Engine 41, costs approximately \$1,000,000. A more basic truck with a more standardized chassis can be obtained for \$400,000 - \$500,000.

BCVFD, and many other small fire departments with limited financial resources often choose to purchase a quality used fire truck that has reached its 25-year lifespan as a first line truck with another department. Alternatively, used trucks that are less than 25 years old are available. Recently, Hagensborg Fire Department was able to purchase a 2003 pumper truck for \$150,000 and it serves as a first line truck.

Pending further discussions with the BCVFD membership, it is recommended that the feasibility of replacing Engine 41 be examined. If a preferred option and time frame can be identified over the coming months, there is the opportunity to include it for consideration in the strategic and financial planning process later in the year.”

The Fire Chief of the BCVFD and Operations Staff are hopeful that the Engine 41 can last for another 5 years. With approximately \$30,000 currently in the Asset Replacement fund, and an additional contribution of \$20,000 per year, the reserve would be built to approximately \$130,000 in five years time. While this may not be enough to purchase a quality first line truck, it will likely be sufficient to fund the purchase of a quality pumper truck that has reached its 25-year lifespan as a first line truck.

Note 4 - The tax levy will decrease in the Hagensborg service area by \$917 which will be offset by the increase in user fees.

Note 5 – The overall revenue increase in Hagensborg is meant to reflect 2021 projected inflation costs of 4% British Columbia).

Time Requirements – Staff and Elected Officials:

The introduction of this bylaw and the supporting documentation required involves at least 3 staff plus support services and several days have been spent to prepare for the introductions and readings of Bylaw 510.

Additional time will be required to reach out to proponents to provide notification of new charges and then more staff time to generate the invoices. Subsequent annual billings will take less time because the initial transactions will be “memorized” and can be used later to save time.

Elected officials for Electoral Areas C, D & E may expect to spend time with constituents who will be affected by these charges and this may continue intermittently from now through to the end of 2022.

Options to Consider:

- (1) The board may take the option to not change or standardize the method used by the two services areas and instead keep with past practice. This would mean that the Hagensborg Fire Protection area would continue to use a rate per \$1,000 of assessed value and the Bella Coola town site would continue to use a flat rate. Churches and societies in Hagensborg could continue to be exempt from the charges while churches and societies in the Bella Coola town site could continue to be charged.
- (2) The board may elect to change the rates in Schedule A of Bylaw 510.

Risk Management – Refer to Policy A-36:

The risks or potential risks have been evaluated by Administration and are deemed to have a low to medium risk level. Ratepayer dissatisfaction may be considered a medium to high likelihood but will have a relatively low impact.

There are currently plans to provide advance notification to churches and societies that have previously been exempt from fire tolls to notify them that new charges are pending.

Submitted by:



 Yene Byun, Finance Manager



 Ken McIlwain, Operations Manager

Reviewed by:



 Evangeline Hanuse, Acting Chief Administrative Officer

Central Coast Regional District
Bylaw No. 510

A bylaw to establish the Fire Protection Service Tolls payable to the Central Coast Regional District for properties not subject to property taxation by legislation.

WHEREAS the Board of Directors of the Central Coast Regional District has established by Bylaw No. 175 and Bylaw No. 502 fire protection service areas with provision for property taxation in support of this service;

WHEREAS there are properties within the service areas which benefit from the service, but which are not subject to property taxation;

NOW THEREFORE, the Board of Directors of the Central Coast Regional District, in open meeting assembled, enacts as follows:

1. This bylaw is applicable to those properties not subject to property taxation and which are situated within the boundaries of the Bella Coola fire suppression local service area and the Hagensborg Fire Protection service area and that benefit from the provision of fire protection services provided by the Central Coast Regional District.
2. Annual tolls for fire protection services, as shown on Schedule A, attached to and forming part of this bylaw, are hereby fixed and made payable to the Central Coast Regional District annually, commencing after January 01, 2022.
3. Fire tolls shall be due and payable sixty (60) days after the billing date. A percentage addition of ten percent (10%) of the amount may be added to the current charges remaining unpaid after 60 days.
4. Bylaw No. 462 cited as "Bella Coola Fire Suppression Tolls Amending Bylaw No. 462, 2016" is hereby repealed.
5. This bylaw may be cited as the "Bella Coola and Hagensborg Fire Protection Tolls Bylaw No. 510, 2022"

READ A FIRST TIME this 9th day of December, 2021

READ A SECOND TIME this 9th day of December, 2021

READ A THIRD TIME this 9th day of December, 2021

RECONSIDERED AND FINALLY ADOPTED THIS ____th day of _____, 2022

Chair

Chief Administrative Officer

I hereby certify this bylaw to be a true and correct copy of Bylaw No. 462, cited as the "Bella Coola Fire Suppression Tolls Bylaw No. 510, 2022"

Chief Administrative Officer

CENTRAL COAST REGIONAL DISTRICT
 BYLAW 510
 ANNUAL TOLLS FOR FIRE PROTECTION SERVICES
 SCHEDULE "A"

1. For each parcel upon which is situated any:

*Church or Society \$75

2. A charge of \$1.75 for every one thousand (\$1,000) of assessed values on properties as determined by BC Assessment Authority, is fixed on all tax exempt parcels of land and improvements thereon, excepting those listed in #1 above.

| | | |
|--------|---------|--|
| *Note: | 47.001 | Bella Coola Valley Sr. Citizen's Housing |
| | 56.000 | Community Support Society – Lot 4, Block 2 |
| | 71.000 | United Church – Lot 7, Block 5 |
| | 88.000 | Catholic Church – Lot 17/18, Block 7 |
| | 114.000 | Pentecostal Church – Lot 13/14, Block 9 |
| | 126.001 | Moose Hall – Lot 14, Block 10 |
| | 133.000 | Bella Coola Valley Museum Society |
| | 264.000 | Lobelco Community Club (Community Hall & playground) |
| | 285.450 | Lobelco Community Club ("Stock arena") |
| | 298.025 | Seventh Day Adventist Church |
| | 325.200 | Cemetery Association |
| | 341.002 | Valley Ridge Riders |
| | 363.020 | Norwegian Heritage Society |
| | 365.002 | Augsburg United Church |