

**Gabriola Fire Protection Improvement District  
General Meeting, 4:00PM  
Wednesday May 1<sup>st</sup>, 2024  
Fire Hall No. 1, 730 Church Street Gabriola, B.C.  
MINUTES OF THE REGULAR BOARD OF TRUSTEES MEETING**

<b>TRUSTEES PRESENT:</b>	Chairperson Giffin	Trustee Moen
	Trustee Appel	Trustee Wells
	Trustee Johnson	Trustee Moher
<b>REGRETS:</b>	Trustee Moeller	
<b>STAFF:</b>	Fire Chief Sprogis	Corporate Officer Dow

**CALL TO ORDER:** The chair called the meeting to order at 4:01pm.

**LAND ACKNOWLEDGEMENT:** Trustee Moher read First Nations Land Acknowledgement, 4:01pm.

**APPROVAL OF THE MINUTES:** APRIL 24, 2024

#24-G35    MOVED by Chairperson Giffin SECONDED by Trustee Moen. CARRIED, 4:02pm

**CORRESPONDENCE/REPORTS**

**Financial Report:**

Table to June 2024 Monthly Meeting due to Trustee Moeller could not attend.

**Communication/Website Committee:**

Table to June 2024 Monthly Meeting due to Trustee Moeller could not attend.

**Safety Committee:**

Trustee Moher notes there is nothing to report, 4:08pm.

**Long-Range Plan Committee:**

Trustee Wells notes that the first public meeting on the Long-Range Plan happened on May 1<sup>st</sup>, 2024, 4:10pm.

**Finance Committee:**

Table to June 2024 Monthly Meeting due to Trustee Moeller could not attend.

**Business Email/Website Committee:**

Table to June 2024 Monthly Meeting due to Trustee Moeller could not attend.

**Hiring Committee:**

Trustee Johnson notes there is nothing to report, 4:12pm.

**Privacy Report:**

Chairperson Giffin states:

During the month of April there were no further FOI requests received.

In the March 2024 report, it was noted on 4th that the Gabriola Fire Protection Improvement District (GFPID) received a new application under the Freedom of Information and Privacy Act.

The email for reasons unknown arrived in the junk mail folder and was not found until March 24th, 2024. It is now being processed. The applicant was notified of a \$10.00 application fee withdrew their request.

Work continues outstanding OIPC investigations as well as preparation for the upcoming inquiry. Fees for the month of April were:

\$4134.35

Previous: \$16,994.00

Total = \$21,128.35

Chairperson Giffin addresses latest *Souder* articles.

**Fire Chief Report:**

Fire Chief Sprogis states:

May 2024 Calls		
Calls by Type	Number of Calls	Percentage of Total Calls
Lift Assist	8	28.6%
MESA -- B, C, D	12	42.8%
Burning Complaint	4	14.3%
Chimney Fire	2	7.1%
Alarms	1	3.6%
Wires Down	1	3.6%
Total Calls	28	

Emergency Properness Week in BC is May 5-11

Open House May 11, FireSmart & Emergency Preparedness.

FireSmart drop-off days has been tremendous success, removing 400 yards of in the last event debris from residents' yards, improving the fire safety in priority zone 1 which is 0-30 feet out from a home. we hope to run another one in June or July.

The Structure Protection Trailer that we established through the emergency preparedness fund is ready to protect Gabriola this summer.

The bush truck is almost ready for summer - #4. The bush truck just switches from winter mode as a snow plough to summer mode as a bush truck for summer.

B.C. Wildlife service will be coming over to Gabriola for a couple days May 28 & 29 to do some maintenance of fire access roads that run through the 707 park. This is an annual event where we host the service at the fire hall and run cross training evolutions. We will be running cross training with our mutual aid partners and BC Wildfire Service around Malaspina Drive. The plan will be to run wildfire task forces tactic through that area.

The current Wildfire Hazard Rating as of May 1 is Low

Training Report

Practices for the month

May 7 FR/EMR

May 14 Wildland structural protection

May 21 Pre-Fire planning

May 28 Platoon Task Force Wildfire.

**OLD BUSINESS**

Chairperson Giffin notes that the *Tugboat Agreement* has been terminated, 4:15pm.

**NEW BUSINESS**

Chairperson Giffin introduces a bylaw on Land-use. The Land-use bylaw is between Rogers Communication and the Gabriola Fire Production Improvement District, for a 5-year land lease. For the purposes of the construction of a cell tower.

Chairperson further notes that the bylaw cannot supersede any Provincial, Federal, or Island Trust laws.

Trustee Moen clarifies to public that the Cell Tower will enhance communication and help with emergencies.

Corporate officer clarifies why the bylaw is needed before the signing the agreement.

**MOTION #24-G36** for LAND-USE BYLAW. MOVED by Chairperson Giffin SECONDED by Trustee Johnson, CARRIED, 4:22pm.

DRAFT BYLAW  
Gabriola Fire Protection Improvement District  
BYLAW NO. 104  
DATE: May 1st, 2024

The board Trustees of the Gabriola Fire Protection District in an open meeting enact Local Government Act, Section 698 that allows the Trustees to exercise powers to create a bylaw. Specifically, a bylaw that grants the power to exercise entering a contract about land or works.

1. Under Local Government Act, Section 698 and 726. The board of Trustees may lease land or improvements owned by an improvement district to a society, a community association or business.
2. The contract contains to a lease agreement between GABRIOLA FIRE PROTECTION IMPROVEMENT DISTRICT and ROGERS COMMUNICATIONS INC. The lease agreement involves the DISTRICT's LAND registered as LOT 1, SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 23651. Locally, the property is known as 730 CHURCH STREET, GABRIOLA ISLAND.
3. This will be a five-year lease beginning on May 1st, 2024. Subject for renewal. The lease agreement encompasses ROGERS COMMUNICATIONS INC to have a Statutory Right of Way (Section 218(1) Land Title Act) (SRW) agreement with GABRIOLA FIRE PROTECTION IMPROVEMENT DISTRICT's LAND.
4. BYLAW 104 may be cited as the Gabriola Fire Protection District and Rogers Communications Agreement.

INTRODUCED and given first reading by the Chairperson Giffin on the 1 day of May 2024.

SECOND READING given by the Trustees on the 1 day of May 2024.

RECONSIDERED and finally passed by the Trustees on the 1 day of May 2024. CARRIED, at 4:22pm.

#### **LATE ITEM – HUB INSURANCE**

Chairperson Giffin notes HUB Insurance Policy concerning Trustees' liability from 2 to 3 million in terms of coverage.

Trustee Wells argues that liability insurance maybe not needed.

**Motion #24-G37** ADMENMENT to accept New Hub Insurance if Trustees find out Fire Hall insurance does not cover them. MOVED by Trustee Wells, SECONDED by Trustee Johnson, CARRIED, 5:25pm.

**Motion #24-G38** Motion to accept Hub Insurance Policy, MOVED by Chairperson Giffin, SECONDED by Trustee Moen, CARRIED, 5:30pm.

**MOTION #24-G38** was finalized through email correspondence. Trustees decide to sign off on new liability insurance, finalized on May 9, 2024.

#### **QUESTION AND ANSWER PERIOD**

Audience asks questions concerning Tugboat Agreement and Rogers Agreement.

**ADJOURNMENT: Motion #24-G39** for adjournment, MOVED by Chairperson Giffin SECONDED by Trustee Appel, 5:33pm.

**DATE APPROVAL OF THE MINUTES: June 5<sup>th</sup> 2024**

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Chairperson of the Board of Trustees

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Corporate Officer