
Proposed Fire Service - A presentation and discussion

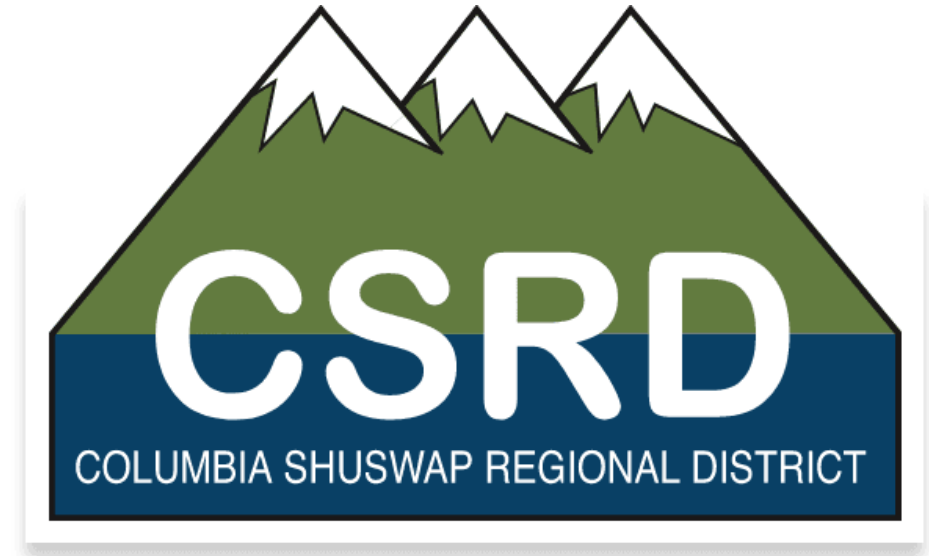
Presented on March 1st, 2024, to the Resort Community as a whole.

Karen Cathcart, Director, Area A, CSRD

Derek Sutherland, General Manager, Community and Protective Services, CSRD

Mike Rubenstein, Area Manager, KHMR

Neil Jackson, Senior VP, RCR



Welcome and opening comments - Karen Cathcart, Director, Area A, CSRD

The Columbia Shuswap Regional District is an innovative regional district, renowned for developing cost-effective, practicable solutions to local and regional service challenges. It is a responsible government, committed to strong fiscal stewardship and the careful management of public assets. It is an open and engaging body, proactive in its efforts to connect with residents, service participants, other orders of government, and key stakeholders.



A little History:

- Efforts date back to a CSRD feasibility study in 2010
- Prior to this winter the last in public presentations were January 2020
- Initiative stalled by the COVID Pandemic
- Discussions restarted in 2022
- Progress impacted by the 2023 Wildfire season
- Development moratorium
- Current Petition



What Does Fire Service Provide?

A formal Fire Service will provide the community with enhanced personal and property protection through:

1. Response to structure fires – interior / exterior
2. Sprinkler releases
3. Fire Alarms
4. Wildfire
5. Enhanced Personal Safety
6. Mutual Support from Golden

Responses Based On Past Events

How would the Fire Service have responded to:

1. Structure Fires – two separate home sites
2. Palliser Lodge - Sprinkler failure and flood
3. Mountaineer Lodge - Natural gas leak

Summary of Service Proposal

1. Administered by CSRD
2. CSRD to supply suitable fire truck
3. KHMR to construct a fire hall
4. CSRD will recruit and train volunteer paid on call staff
5. CSRD will provide all apparatus and supplies / equipment
6. Town of Golden Fire Department to provide service at the same level provided within the Town of Golden



Operating Budget

2025 - \$203,660 or \$.64 / \$1000 of assessed value

2026 - \$206,460 or \$.65 / \$1000

2027 - \$211,940 or \$.66 / \$1000 (new fire truck)

2028 - \$225,662 or \$.70 / \$1000 (start of loan payments for the fire truck)

2029 - \$247,484 or \$.77 / \$1000 (Expected a FUS rating)

*Note the BC Government apply a 5.25% surcharge to collect and administer Property Taxes.

What
will this
cost me?

Property Value \$0.64 / \$1000	
\$ 300,000	\$ 192
\$ 400,000	\$ 256
\$ 500,000	\$ 320
\$ 700,000	\$ 448
\$ 721,302	\$ 462
\$ 800,000	\$ 512
\$ 900,000	\$ 576
\$ 1,000,000	\$ 640
\$ 1,500,000	\$ 960
\$ 2,000,000	\$ 1,280
\$ 2,500,000	\$ 1,600

Petition Process

1. Launched on February 21st, 2024.
2. Final submission date 4 pm PST Monday April 22nd, 2024
3. Mailed through Canada Post to the address shown on your Property Assessment
4. Can be email back to corpadmin@csrd.bc.ca
5. Include the correct legal property description on the petition, which can be found on your Property Assessment or Property Tax Notice.
6. Ensure the majority of the owners on the property title have signed the petition.
7. Ensure both pages of the petition document are returned if submission is made by email.

Summary of the KHMR commitment

- Build a multi purpose building incorporate two parking bays, offices and crew space as dedicated space for the Fire Service.
- Do so at a maximum capital cost to the Service of \$100,000
- Reduces capital cost impact on Property Assessment by an estimated \$1.4M +
- Contribute 1% of land sales annually to the CSRD as an operating costs offset for 10 years.
- Without this commitment the proposed fire service, by law and petition, would not exist

Questions posed to KHMR:

Please detail the Resort's Assessed Values and anticipated tax contribution (paraphrased).

Response based on 2023 actual tax assessment.

Resort Property	Assessed (\$)	Multiplier	@ \$0.64
Block C (P. trail)	783,000	1	\$ 501
Block D (P. trail)	797,000	1	\$ 510
Block D (P. trail)	1,080,000	1	\$ 691
Block E (P. trail)	580,000	1	\$ 371
Block F (P. trail)	432,000	1	\$ 276
	27,000	2.45	\$ 42
Kuaffman	550,000	1	\$ 352
Cedars Land	360,000	1	\$ 230
Selkirk Land	382,000	1	\$ 244
Forest Trails	934,000	1	\$ 598
Hector Trail Block A	75,000	2.45	\$ 118
Lot 1 Plan NEP 91151	88,500	2.45	\$ 139
KH Resort	7,211,600	2.45	\$ 11,308
KH Resort	3,034,000	1	\$ 1,942
Resort sub total	16,334,100		\$ 17,323



Questions posed to KHMR:

Please commit to 12% of the CSRD operating budget (paraphrased).

- Commitment already met through the 1% of land sales
- Table shows 1% of land sales for Cedars Phase 3 over 2 years for a total of \$21,500 contributed.
- Combined \$28,073 or 14%
- Based on 2023 actual property assessment

Year	Budget	KHMR Tax
2025	\$203,660	8.51%
2026	\$206,460	8.52%
2027	\$211,940	8.43%
2028	\$225,662	8.40%
2029	\$247,484	8.42%

Year	Budget	KHMR Tax	+1%
2025	\$203,660	8.51%	13.78%
2026	\$206,460	8.52%	13.73%



Questions posed to KHMR:

Section 219 Covenant – Resort Amenities and Services

Allows for the collection of funds for Fire Service, until such time that Fire Service is provided by Government

1. Bylaw 1st, 2nd, 3rd reading by the CSRD Board – February 15th, 2024.
2. Petition process underway until April 22nd, 2024.
3. A successful Petition on April 23rd, 2024, commits the CSRD to provide service.
4. A successful Petition allows for the CSRD and the Resort to enter into the Construction Agreements.
5. A successful Petition the bylaw goes to Victoria for assent
6. On assent the result is a Fire Service starting January 1st 2025.

“Fire service is being provided a governmental authority or body or any other person” is satisfied at point 3.
the existing Covenant wording is sufficient.



Where to find information?

Go to: <https://kickinghorseresort.com/proposed-fire-service/>

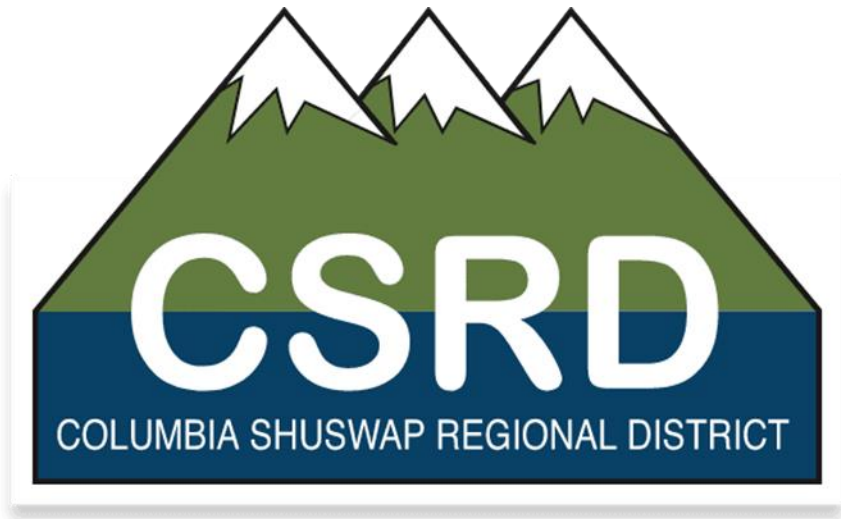
- There you will find:
 - Presentations
 - Questions Asked and Answered
 - A map of the proposed Service Area
 - Petition that can be used and emailed

Got a new questions? Communicate through: fireserviceQandA@kickinghorseresort.com



Questions?
Comments?





Thank you for
this opportunity