

Andrew Peat

From: Rollie Cook <redwingfarmssi@gmail.com>
Sent: July 4, 2019 1:52 PM
To: redwingfarmssi@gmail.com; Andrew Peat
Subject: Salt water Pump and water Main study

Memo to : Trustee Colleagues, Senior Staff
From: Rollie Cook

“Be it resolved that we should seriously consider creating a Salt Water emergency water supply system to protect the central core, high value - high risk community and commercial building structures. This committee may wish to recommend that we take the initiative and convene a working meeting of interested partner agencies to discuss ways and means and further that some money be allocated in the budget to fund a Fire District contribution.”

The Problem

We have an outside accrediting body review every five years. The Firewriters Underwriting Survey sends in an engineer to review the Fire Department. In the last two reports we have been cautioned that we do not have enough water supply to adequately handle a major emergency event. In 2010 they stated we would be at risk of being deemed an unprotected district. We were cautioned again in 2015. We will have another review in 2020.

FUS has established that we need a minimum of 3100 gallons per minute of water flow for several hours. We can imagine the challenge of handling a fire at the elementary school, or Windsor Plywood or Mouats Hardware.

Our problem in part is that we rely on water supply from water utilities on island. North Salt Spring for example, does not include fire water flow as an item in their Letters Patent and the relationship between the two departments has been strained at times. They supply water in the population centre of the island. We can't direct them to act. They are doing a water flow study but it is most likely we will not meet FUS standards. It is fair to say we are not just concerned with FUS standards ... in the event of a serious emergency our inability to direct enough water at a major fire would be a serious Public Safety concern!

We can imagine the challenge of not having enough water to protect lives and buildings at a school or condo complex. We have never been tested and we hope we will never face this kind of problem. What we are discussing is preparing for a worst case scenario and having the capacity to deal appropriately with it.

It is also fair to say we should make a business case to fund spending public money. Our department has a responsibility to protect property of about \$3.6 Billion of assessed value. A reduction in our department rating by the insurance industry might increase insurance costs, by some estimates, about \$3 million per year. Conversely, an improvement in our ratings, might generate savings to insurance costs of about \$2 - 3 million per year.

Our department has begun to put money aside to solve the problem. For the last two years we have put about \$70,000 in reserve until we have a plan.

A Possible Solution.

We could create a Salt Water emergency water system to protect the central core of the business district of the island.

The district has the power of Eminent Domain to move a project forward. We have financial and tax resources to bring to bear to solve a problem.

The CRD, Island 's Trust and the Chamber of Commerce are exploring a plan to complete a community boardwalk along the ocean waterfront that would be a perfect partner to our department efforts to finally create an emergency salt water supply sufficient to meet FUS standards and protect the community. We could be a major factor in the creation of a boardwalk that would allow us to route large amounts of water to any emergency in the central core.

A Potential Partnership

The CRD has already completed seismic and archeological studies for the Ganges foreshore at a cost of about \$100,000. Rough estimates for a boardwalk project put a cost of \$1 million to complete a boardwalk from Rotary Park to the north end of the Ganges Marina. The CRD has about \$100,000 already set aside. They are looking for funding partners. The Chamber of Commerce has tasked Matt Steffich to head up their efforts. He has kept the project alive and he advises there is federal and private money available. Islands Trust has advised the Province of the community interest in the lease renewal process for waterfront lease renewal.

It would seem if we exercised our rights of Eminent Domain we could push the project forward and significantly improve Public Safety. This of course would be a last resort position ... negotiation would be preferred. It is also fair to say negotiation for twenty years has not resulted in any progress. We should go into negotiations with our eyes wide open knowing we might have to be strong minded with several property owners.