

REGIONAL DISTRICT OF NANAIMO

**REGULAR BOARD MEETING
TUESDAY, APRIL 26, 2016
7:00 PM**

(RDN Board Chambers)

A D D E N D U M

5. COMMUNICATION/CORRESPONDENCE

(All Directors – One Vote)

- 2-5 **Mark Voyce, Chesapeake Shores SI Productions Inc.**, re Proposed Filming in Electoral Area 'E'.

6. UNFINISHED BUSINESS

- 6 **2016 Service Area Tax Requisition Amendment Bylaw** (All Directors – One Vote).

That "Electoral Area 'H' Community Parks Local Service Amendment Bylaw No. 806.07, 2016" be adopted.

8. ADMINISTRATOR'S REPORTS

- 7-10 **Southern Community Wastewater Marine Outfall Replacement – Loan Authorization Bylaw No. 1741** (All Directors – Weighted Vote).

Application to Nanaimo Regional District

Applicant:

Chesapeake Shores SI Productions Inc.
4388 Still Creek Drive
Burnaby, BC V5C 6C6

Contact Persons:

Location Manager
Lazlo Urick
1-403-612-4111

Dana Herriott
1-250-587-3262
d.herriott@me.com

Hallmark Films has released a new television series pilot that has been well received. This Pilot will air this summer on the Hallmark channel. This has resulted in Hallmark moving forward with the first season of "Chesapeake Shores". Originally this series was to be filmed in Vancouver but the Producers were having problems finding locations that matched the Eastern USA look they wanted for the project. The North Island Film Commission stepped in and provided the Producers with several options on Eastern Vancouver Island that attracted them to come to the Island to investigate possible filming locations for their project.

As part of that process several houses were viewed on the original scout including 1574 Stewart. Although it is ideal for filming it is somewhat problematic logistically.

The very narrow driveway is only wide enough for one-way traffic. There are two neighbors adjacent to our house and we have discussed the possibility of using any available space for production vehicles. Using all available space close to the house we still fall well short of the space required to support the film company.

The below is a preliminary list of some of the support vehicles needed to film at this location.

- 2 room Star Trailer.
- 2 room Star Trailer
- 3 room Star Trailer
- Camera truck.

- Washroom and support trailer.
- Catering Trailer
- Hair Makeup Wardrobe trailer
- Grip Truck
- Electrics/Lighting truck
- Setdec truck.
- Props truck.
- Craft Service truck.
- Towable washroom trailer.
- 3 x 15 passenger Vans
- Cast vehicles
- Construction truck.
- On set paint vehicle.

Our Proposal is to park our vehicles in the “Moorecroft Park” parking lot extending up Stewart road to the driveway accessing our filming location. Originally we thought we could just park the vehicles along on side of Stewart Rd. Unfortunately, due to the width of the support trucks we would not have adequate room for public vehicles to pass by them safely. Even with traffic control a vehicle accessing the park would not have enough room to safely pass by the work vehicles. We would use side by side ATV’s with trailer and gulf carts to move equipment from the road to the filming location, as the driveway is only wide enough for one-way traffic.

Schedule:

Our filming schedule has not been determined as we do not have all the scripts for the show. Our writer and Show Runner as informed us that we will be at the house on Stewart Rd for approx. 35 to 40 percent of our filming schedule. We film 2 episodes together as a block. Each block is 13 working days long. Our work week is Monday to Friday. In total we have four blocks. In each block we would film for approximately 5 days at the Stewart house.

Filming starts May 16th.

Block #1 May 16 - June 2

Block #2 June 3 – June 21

Block #3 June 22 – July 12

Block #4 July 12 – July 29 (End of Filming)

In each block would use the Park for 5 days. As part of our onsite meeting we have agreed not to be in the park on the weekend. Even though we do not work on the weekends there is always the chance that we would be at the Stewart House Friday and then again on Monday. In that event we would move our vehicles out of the park if required and back in on Monday morning.

To mitigate this concern we would create parking on Stewart road for park users just above our work vehicles. Please see attached map. This would increase the distance they would need to walk to access the park by 200 meters. From this parking they could safely walk past our production vehicles enroute to the park.

We would need to insure we had enough room for an emergency vehicle and the park caretaker vehicle to pass by but it would be very tight and the vehicle would need to be walked past the work trucks by production staff. Exactly how it would work out still needs to be determined. Once all the trucks are parked it may not be as tight as we anticipate. If there is more room than anticipated we would work with the Park staff to improve parking and access for the public.

Thank you again for your time and attention to this matter. Understanding that you have a responsibility to park users we hope that we can find a way to resolve our parking issues and still provide access to the park.

Sincerely,

Mark Voyce



REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 806.07

A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA 'H' COMMUNITY PARKS LOCAL SERVICE
ESTABLISHMENT BYLAW NO. 806, 1990

WHEREAS the Board of the Regional District of Nanaimo wishes to amend "Electoral Area 'H' Community Parks Local Service Establishment Bylaw No. 806, 1990";

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

1. Citation

This Bylaw may be cited as "Electoral Area 'H' Community Parks Local Service Amendment Bylaw No. 806.07, 2016".

2. Amendment

"Electoral Area 'H' Community Parks Local Service Establishment Bylaw No. 806, 1990" is amended as follows:

(1) By deleting Section 4 and substituting it with the following:

"In accordance with the *Local Government Act*, the maximum amount that may be requisitioned for the Service is the greater of:

(a) \$200,000 (Two Hundred Thousand Dollars), or;

(b) the amount obtained by multiplying the net taxable value of lands and improvements within the Service Area by a property tax value rate of \$0.2145 per thousand dollars of assessment."

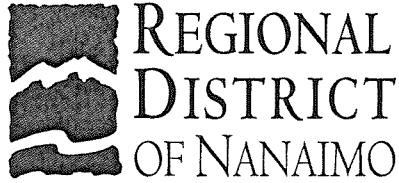
Introduced and read three times this 23rd day of February, 2016.

Received the approval of the Inspector of Municipalities this 15th day of April, 2016.

Adopted this _____ day of _____, 2016.

CHAIRPERSON

CORPORATE OFFICER



RDN REPORT		✓
CAO APPROVAL		
EAP		
COW		
APR 22 2016		
RHD		
BOARD	✓	

MEMORANDUM

TO: Dennis Trudeau
Interim Chief Administrative Officer

DATE: April 21, 2016

FROM: Wendy Idema
Director of Finance

MEETING: BOARD April 26, 2016

FILE:

SUBJECT: Southern Community Wastewater Marine Outfall Replacement – Loan Authorization Bylaw No. 1741

RECOMMENDATIONS:

1. That Regional District of Nanaimo “Southern Community Sewer Local Service Capital Improvements Loan Authorization Bylaw No. 1741, 2016”, be introduced, read three times and forwarded to the Inspector of Municipalities for approval.

PURPOSE:

To obtain approval to proceed with borrowing for funding of the Marine Outfall Replacement project at the Greater Nanaimo Pollution Control Centre.

BACKGROUND:

The 2016 to 2020 Financial Plan and the approved Liquid Waste Management Plan include the Marine Outfall Replacement project and the borrowing of up to \$11 million in 2016 to fund the project which is underway. The total budget for the project is \$15.5 million. Although there are grant applications in progress with the Gas Tax and Building Canada funding programs, provincial requirements for turn-around time to approve and process local government bylaws are at six to eight weeks resulting in a need to begin the borrowing process at this time in order to meet the deadline for fall borrowing with the Municipal Finance Authority (MFA).

Given the lead time required to meet provincial requirements, bylaw quashing periods and RDN Board meeting schedules, staff are requesting authority to move ahead with borrowing approvals at this time. When the Security Issuing Bylaw is completed in June or July, the amount can be reduced if grant funding becomes available. Current 10 year rates with MFA are indicated at 2.6% and it would be expected that the actual borrowing rate for the first 10 years of this debt would be at approximately this rate.

ALTERNATIVES

- That the Board approve Southern Community Sewer Local Service Capital Improvements Loan Authorization Bylaw No. 1741, 2016, and proceed with first, second and third readings of the bylaw.
- That the Board provide alternative direction.

FINANCIAL IMPLICATIONS:

Alternative 1

Borrowing in 2016 to fund the Outfall Replacement is included in the 2016 to 2020 Financial Plan and the repayment of the debt is also included in the plan. The City of Nanaimo and the District of Lantzville are the participants in the Southern Community Wastewater Service with an estimated respective cost of \$35.30 per \$100,000 and \$8.30 per \$100,000 in 2016.

The Financial Plan anticipates an interest rate of 4%; however, it is likely that the MFA will be able to borrow at a lower rate given the current interest rate climate. Assuming an actual interest rate of 3%, annual debt servicing payments would be \$719,000 combined for interest and principal. Every 1% change in the interest rate at the time of borrowing results in an \$110,000 change in annual interest costs. Should grant funding be received, every \$1 million reduction in the borrowing requirement reduces annual debt servicing costs by \$65,400 at a 3% interest rate.

Alternative 2

The financial impacts of alternative direction would need to be determined based on the direction provided.

STRATEGIC PLAN IMPLICATIONS:

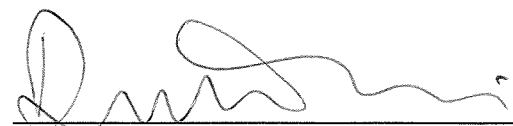
The 2016 to 2020 Strategic Plan includes a focus on the environment and the replacement of the outfall will result in the elimination of leaks from the outfall which had become a more common problem over the last few years. As well undertaking borrowing now at a time of reduced interest rates reflects the governing principle to “Show Fiscal Restraint” through financial planning to provide services to the community in as cost effective manner as possible.

SUMMARY/CONCLUSIONS:

The 2016 to 2020 Financial Plan and the approved Liquid Waste Management Plan include the Marine Outfall Replacement project and the borrowing of up to \$11 million in 2016 to fund the project which is underway. Although there are grant applications in progress to help with funding, provincial requirements for turn-around time to process bylaws are at six to eight weeks resulting in a need to begin the borrowing process now in order to meet the deadline for fall borrowing with the Municipal Finance Authority (MFA). Staff are requesting authority to move ahead with borrowing approvals at this time. When the Security Issuing Bylaw is completed in June or July, the amount can be reduced if grant funding becomes available. Current 10 year rates with MFA are indicated at 2.6% and it would be expected that the actual borrowing rate for the first 10 years of this debt would be at approximately this rate.



Report Writer



CAO Concurrence

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1741

**A BYLAW TO AUTHORIZE THE BORROWING OF
ELEVEN MILLION DOLLARS (\$11,000,000)
FOR THE SOUTHERN COMMUNITY SEWER LOCAL SERVICE**

WHEREAS the Board of the Regional District of Nanaimo (the "Regional District") established the Southern Community Sewer Local Service pursuant to Bylaw No. 888, cited as "Regional District of Nanaimo Southern Community Sewer Local Service Conversion Bylaw No. 888, 1993" for the purpose of collection, conveyance, treatment and disposal of sewage;

AND WHEREAS the Regional District wishes to undertake and carry out capital improvement and upgrades requirements to the Greater Nanaimo Pollution Control Centre Marine Outfall (the "Works");

AND WHEREAS the Regional District Liquid Waste Management Plan has been approved by the Minister under section 24(5) of the *Environmental Management Act* and the borrowing authority to implement the Liquid Waste Management Plan does not require approval of the electors;

AND WHEREAS the estimated cost of the Works, including expenses incidental thereto, is the sum of Eleven Million Dollars (\$11,000,000);

AND WHEREAS the financing is to be undertaken by the Municipal Finance Authority of British Columbia pursuant to proposed agreements between the Authority and the Regional District;

NOW THEREFORE the Board of the Regional District of Nanaimo in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the "Southern Community Sewer Local Service Capital Improvements Loan Authorization Bylaw No. 1741, 2016".
2. The Regional District is hereby empowered and authorized to borrow funds to undertake and carry out or cause to be carried out the capital improvement and upgrades requirements to the sewage collection, treatment and disposal system of the Greater Nanaimo Pollution Control Centre Marine Outfall.
3. The total amount to be borrowed under the authority of this bylaw shall not exceed Eleven Million Dollars (\$11,000,000).
4. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.
5. The borrowing authorized relates to the Southern Community Sewer Local Service established pursuant to Bylaw No. 888, cited as "Regional District of Nanaimo Southern Community Sewer Local Service Conversion Bylaw No. 888, 1993".

Introduced and read three times this _____ day of _____, 2016.

Received the approval of the Inspector of Municipalities this _____ day of _____, 2016.

Adopted this _____ day of _____, 2016.

CHAIRPERSON

CORPORATE OFFICER