



***Community Recreation Facilities
Roof Renewal Project
Loan Authorization
Bylaw No. 741, 2023***

Information Package

Table of Contents

General Information on the Community Recreation Facilities Roof Renewal Project Loan Authorization	1
<i>Community Recreation Facilities Roof Renewal Project Loan Authorization Bylaw No. 741, 2023</i>	2
Notice of Alternative Approval Process – as published in the Coast Reporter June 9 and 16, 2023.....	4
Calculation of Eligible Electors	5
Financial Information / Budget Implications.....	6



General Information on Community Recreation Facilities Roof Renewal Project Loan Authorization Bylaw No. 741, 2023

The Sunshine Coast Regional District (SCRD) is proceeding with an Alternative Approval Process (AAP) for *Community Recreation Facilities Roof Renewal Project Loan Authorization Bylaw No. 741, 2023*. The bylaw proposes to borrow up to \$3,456,200 to be repaid over a 10-year term to fund the roof renewal project at the Gibsons and Area Community Centre and the Sechelt Aquatic Centre. Approval of the electors is required since the borrowing proposed is for a period longer than five years.

Project Background

At both the Gibsons and Area Community Centre (GACC) and the Sechelt Aquatic Centre (SAC) significant roof renewal projects are scheduled for next year. The modified bitumen roof membranes at both facilities were installed as part of the original construction in 2007 and are reaching the end of their expected service life. Through regular condition assessments, staff have noted significant degradation of the integrity of the roof membrane at GACC and the lower roof section membrane at SAC. The poor condition of the roof membranes pose a serious risk of leaks which could result in interruptions to programming and damage to facility assets.

For GACC, roof renewal will require the complete replacement of the modified bitumen roof that is exhibiting significant signs of failure and at SAC, the first of two phases of modified bitumen roof replacement will be required to ensure the protection of facility assets and the continuation of recreation services. As such, the SCR D is proposing to pursue borrowing of up to \$3,456,200 over a 10-year term to fund roof renewal at both community recreation facilities.

The AAP

The question posed by this AAP is whether the SCR D can proceed with long-term borrowing (10 years) to fund this project. The SCR D recognizes the critical need for roof replacement at Gibsons and Area Community Centre and the Sechelt Aquatic Centre. If the AAP fails, other options such as proceeding to an assent vote (referendum) may be considered.

What do I do?

If you are opposed to the SCR D using long-term borrowing to fund the Community Recreation Facilities Roof Renewal Project, you may **submit an Elector Response Form to indicate your opposition**.

If you support the SCR D using long-term borrowing to fund the Community Recreation Facilities Roof Renewal Project, you do not need to take any further action.

Who can I contact for more information?

More information on the AAP may be obtained by contacting Sherry Reid, Corporate Officer at the SCR D office at 1975 Field Road or by telephone at 604-885-6825 or by contacting Jennifer Hill, Deputy Corporate Officer at 604-885-6813. Additional information may be obtained by visiting www.scrd.ca/aap.

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 741

A bylaw to authorize the borrowing of up to Three Million Four Hundred and Fifty-Six Thousand Two Hundred Dollars for the Community Recreation Facilities Roof Renewal Project

WHEREAS the Board of the Sunshine Coast Regional District has established by Bylaw No. 1058, a service for the purpose of providing for the construction, capital improvements, operation and maintenance of an Aquatic Centre in the District of Sechelt, an ice-based Community Centre in the Town of Gibsons, the Sechelt Arena and the Gibsons Aquatic Centre;

AND WHEREAS the Board of the Sunshine Coast Regional District wishes to replace the modified bitumen roofs at both the Gibsons and Area Community Centre and the Sechelt Aquatic Centre as they are exhibiting significant signs of failure;

AND WHEREAS the Board of the Sunshine Coast Regional District wishes to borrow for debt incurred by the Community Recreation Facilities Roof Renewal Project (the "Works");

AND WHEREAS the estimated cost of the Works, including expenses incidental thereto, that is not covered by other sources of revenue, is the sum of up to Three Million Four Hundred and Fifty-Six Thousand Two Hundred Dollars (\$3,456,200) which is the amount of debt created by this bylaw;

AND WHEREAS the maximum term for which a debenture may be issued to secure the debt created by this bylaw is for a term not to exceed ten (10) years;

AND WHEREAS the authority to borrow under this bylaw expires five (5) years from the date on which this bylaw is adopted;

AND WHEREAS the Board of the Sunshine Coast Regional District has obtained the approval of electors in the Community Recreation Facilities service area;

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

1. This bylaw may be cited as *Community Recreation Facilities Roof Renewal Project Loan Authorization Bylaw No. 741, 2023*.
2. The Board is hereby empowered and authorized to undertake and carry out or cause to be carried out the Community Recreation Facilities Roof Renewal Project serving the Community Recreation Facilities service area generally in accordance with plans on file in the regional district office and to do all things necessary in connection therewith and without limiting the generality of the foregoing;



NOTICE OF ALTERNATIVE APPROVAL PROCESS

An **Alternative Approval Process (AAP)** is a cost-effective method to engage with the community to determine whether there is support for certain initiatives, such as long-term borrowing, or other service-related projects. If 10% or more of the eligible electors oppose the initiative, the SCRCD cannot proceed with it and must consider other options including going to an assent vote (referendum).

A unified AAP combines various initiatives and runs them concurrently at the same time every year with a goal of saving taxpayer dollars as well as supporting increased engagement efforts to ensure the community is aware of ways to have their say or get involved.

The SCRCD is proposing to utilize long-term borrowing to fund the Community Recreation Roof Renewal and Halfmoon Bay Fire Rescue Apparatus projects described below. Eligible electors for each proposed initiative may submit an Elector Response Form to indicate their **opposition** to the SCRCD

utilizing long-term borrowing to fund these initiatives. The response must be in the form established by the SCRCD or be an accurate copy of the elector response form. Forms are available at the SCRCD Field Road Administration office or online at www.scrd.ca/aap.

Three Ways to Submit an Elector Response Form to Oppose the Proposed Loan Authorization Bylaw(s):

- ✓ **Email** legislative@scrdd.ca (Emailed copies of elector response forms must be a legible hand-signed scanned copy).
- ✓ **Drop off at the SCRCD in Person** at 1975 Field Road, Sechelt, BC from Monday to Friday, 8:30 am to 4:30 pm, excluding statutory holidays, or drop off after hours in the mail drop slot located on the east side of the building.
- ✓ **Mail** to Sunshine Coast Regional District, 1975 Field Road, Sechelt, BC V7Z 0A8.

DEADLINE for receipt of Elector Response Forms at the SCRCD is Monday, July 17, 2023 at 4:30 pm. Forms **MUST** be received by the deadline in order to be counted.



Bylaw No. 741 24,086 eligible electors with 10% threshold being 2,408



Community Recreation Facilities Service – Roof Renewal Project

Description: The roof membranes at both the Gibsons and Area Community Centre (GACC) and the Sechelt Aquatic Centre (SAC) are in poor condition and reaching the end of their expected service life. Replacement of the entire GACC roof membrane and the first of two sections of the SAC roof membrane is now required to ensure the continuation of recreation services to the community. To finance this project, the SCRCD is proposing to borrow up to \$3,456,200 to be repaid over a 10-year term to replace the modified bitumen roofs at both GACC and SAC.

Taxpayer Impact: The portion of property tax allocated to debt repayment would amount to approximately \$6.64 per \$100,000 of assessed value on an annual basis until the debt is retired. The estimated annual principal and interest

payments over a ten-year period would be approximately \$439,736 per year for the term of the debt based on the current indicative long-term lending rate. The costs of the debt will be recovered through taxation on those properties within the SCRCD Community Recreation Facilities Service Area (District of Sechelt, shishálh Nation Government District, the Town of Gibsons, Electoral Areas of B – Halfmoon Bay, D – Roberts Creek, E - Elphinstone, and F – West Howe Sound, excluding those parts within the Trust Area under the jurisdiction of the Islands Trust). Borrowing requires approval of the electors since the loan term is for a period longer than 5 years.

Only eligible electors within the Community Recreation Facilities Service Area are entitled to sign an elector response form. The SCRCD may proceed with long-term borrowing to fund the Community Recreation Facilities Roof Renewal Project unless, by the deadline, at least 10% (2,408) of the eligible electors in the service indicate their opposition.



Bylaw No. 742 2,349 eligible electors with 10% threshold being 234



Halfmoon Bay Fire Protection Service - Rescue Apparatus Replacement

Description: The existing Halfmoon Bay Fire Department Rescue Apparatus is 37 years old and is insufficient to meet the fire department's current needs. The Halfmoon Bay community has grown significantly since this truck was originally acquired, resulting in more than a 400% increase to the fire department's call volume. Many of these calls involve vehicle rescues and medical emergencies. A new Rescue Apparatus will provide Halfmoon Bay with a designated rescue vehicle, offering operational and safety improvements while carrying more rescue equipment and firefighters to emergency scenes more quickly. To finance this project, the Sunshine Coast Regional District (SCRCD) is proposing to borrow up to \$623,200 to be repaid over a 10-year term to replace the Halfmoon Bay Fire Protection Service Rescue 1 Fire Apparatus.

Taxpayer Impact: The portion of property tax allocated to debt repayment would amount to approximately \$3.50 per \$100,000 of assessed value on an annual basis until the debt is retired. The estimated annual principal and interest payments over a ten-year period would be approximately \$79,043 per year for the term of the debt based on the current indicative long-term lending rate. The costs of the debt will be recovered through taxation on those properties within the Halfmoon Bay Fire Protection Service Area (Electoral Area B – Halfmoon Bay, excluding those parts within the Trust Area under the jurisdiction of the Islands Trust). Borrowing requires approval of the electors since the loan term is for a period longer than 5 years.

Only eligible electors within the Halfmoon Bay Fire Protection Service Area are entitled to sign an elector response form. The SCRCD may proceed with long-term borrowing to fund the Fire Apparatus Replacement Project unless, by the deadline, at least 10% (234) of the eligible electors in the service indicate their opposition.

Copies of the loan authorization bylaws, the calculation of eligible electors, and other documents or reports related to these initiatives may be obtained from the SCRCD website at www.scrd.ca/aap, or from the SCRCD Field Road Office between 8:30 am and 4:30 pm Monday to Friday, excluding statutory holidays.

More information on the AAP may be obtained by contacting Sherry Reid, Corporate Officer at the SCRCD office at 1975 Field Road, Sechelt, or by telephone at 604-885-6825, or by contacting Jennifer Hill, Deputy Corporate Officer at 604-885-6813. Sherry Reid, Corporate Officer

Calculation of Eligible Electors

The total number of electors of the area to which the approval process applies (Community Recreation Facilities Service Area: District of Sechelt, shíshálh Nation Government District, Town of Gibsons, Electoral Areas of B – Halfmoon Bay, D – Roberts Creek, E - Elphinstone, and F – West Howe Sound, excluding those parts within the Trust Area under the jurisdiction of the Islands Trust) has been calculated at **24,086**.

The number of electors was calculated as follows:

The number of resident electors on the Provincial voters list in the Service Area, as received from Elections BC on March 13, 2023 (**24,044**)

plus

The number of non-resident property electors currently registered for properties within the Service Area, excluding those who also reside within the Service Area (**42**)

Approval of the electors by alternative approval process is obtained if the number of elector responses received by the established deadline is less than **2,408** (which is 10% of the total eligible electors).

Financial Information / Budget Implications

Community Recreation Facilities Roof Renewal Project

If the AAP for the Loan Authorization is successful, it is proposed that the portion of property tax allocated to debt recovery will amount to approximately \$6.64 per \$100,000 of assessed value on an annual basis until the debt is retired. The costs of the debt will be recovered through taxation on those properties within the SCRD Community Recreation Facilities Service Area (District of Sechelt, shíshálh Nation Government District, the Town of Gibsons, Electoral Areas of B – Halfmoon Bay, D – Roberts Creek, E - Elphinstone, and F – West Howe Sound, excluding those parts within the Trust Area under the jurisdiction of the Islands Trust).

Note: The overall rate structure may vary from year to year depending on changes to capital plans and the availability of other sources of funding such as provincial and federal grants.

Estimated Costs	10 Year
Total Annual Principal and Interest Payments*	\$439,736
Net cost of borrowing*	\$941,160
Tax per 100k of Assessed Value	\$6.64

*Based on the current indicative long-term lending rate of 4.10%, net of interest earned on MFA sinking fund balance. Rates are subject to change.