



CHERRY CREEK FIRE DEPARTMENT

WE NEED YOU TO VOTE

POLL INFORMATION FOR FIRE HALL FINANCING

We ask all residents to take the time to stop by the office and cast their vote for financing the construction costs to build a new fire hall for Chery Creek. Polling will be open for the following 2 (two) Days and will take place at the CCWW office at 5920 Cherry Creek Road.

POLLS

Tuesday April 18th 8am - 4pm

CCWW AGM Night: Wednesday April 19th 8am – Until 1 hour after the close of AGM

REMINDER: You must be a LANDOWNER in the Cherry Creek Improvement District to vote

New Fire Hall Frequently Asked Questions

We want to extend our thanks to everyone who took the time to contact us with their questions and concerns regarding the new fire hall. We have listed these questions with answers below for all residents.

- **With the rising cost of living, two large projects like a new fire hall and water treatment plant being completed in a short time frame could cause a financial strain for residents in Chery Creek.**

These projects have been in the works for over a decade now. In the past, limited staffing capacity and Board priorities at the time did not allow for these projects to get the attention they required. For 18 months, the current staff and Board have focused all our efforts on these projects. Our main goal has been to keep costs as low as possible while not failing to meet the requirements for each project. We have also effectively conveyed that message to the engineers and architects we are working with. We understand that project costs will directly affect our ability to move forward and want to ensure that the cost to the residents is as low as possible. If we don't focus on bringing these projects to their finish lines, the prices will continue to rise. We also risk losing the \$600,000 grant from the ACRD if we cannot move forward with the project now, which was a significant amount of work to obtain. It is looking very favourable for our building window to fall at a time when the cost of steel has pulled back, and trades will be available. There will be some delay between the projects, which I will elaborate on below.

As fellow Cherry Creek residents, we understand the significance of completing two projects in a short time frame. The expense of each project will undoubtedly have an impact on our community. Unfortunately, the longer we put them off, the more severe the financial consequences will become.

Water Treatment Project

Regarding the Water Treatment project, that timeline will be further down the road than the fire hall. We are maintaining pressure on the engineers to ensure the project moves forward. However, we could still be 1-2 years away. The following 6-8 months will help us create a more realistic timeline for this project. The good news is that a \$150/yr portion of each resident's Parcel Tax has been allocated towards the water treatment project for approximately ten years. Additional funding required for this project will already include the \$150/yr payment. Another positive aspect of this project is the ability to distribute funding over the addition of new properties to Cherry Creek; Due to VIHA regulations, we are 'out of compliance' on our treatment, which means

we can operate normally. But, if we want to add water mains to our system, we require the new treatment plant. The ability to add water mains, thus adding new properties and customers to the system, allows us to further distribute the cost of funding over a larger population.

- **Where would the new fire hall be built?**

The new fire hall will be built directly behind our current hall, formally the Cherry Creek Community Park. We purchased the land almost ten years ago, which is now almost paid off. This land acquisition was far more cost-effective than purchasing raw land. This will also allow us to keep the current hall as an indoor training area.

- **Is CCWW considered a tenant in the current hall and would CCWW also move into the new hall?**

CCWW is considered a tenant, waterworks pays a small rental amount to the fire department for the use of the space. This will remain the same once the new hall is built and CCWW will remain in the old space.

- **Why there is a need for five bays? Are there more than two fire trucks and a rescue vehicle?**

Currently, we have 5 trucks; 2 fire engines, 1 rescue, 1 water tender, and 1 duty pickup.

It is hard to see due to the current layout of our hall, but the 3rd bay houses 2 trucks, our rescue truck with our water tender behind it. When we need to respond in our water tender, we must pull out and park our rescue truck first, significantly increasing our response times.

4 bays in our new fire hall will allow each truck to have its own bay. The costs of adding a 5th bay to the project are quite low. The 5th bay will allow us to park our duty pickup inside when not in use. This new hall needs to last us for the next 75+ years. With future development in Cherry Creek, adding the 5th bay will allow us to grow with the needs of the community and our regulatory obligations.

- **Concerns regarding the cost of taxes. This is a beautiful building however over kill for the CC community. It is time for the City of PA and the ACRD to build together one fire department to service the Alberni Valley in a location that is the middle of our city.**

One fire service in the valley was a real conversation some time ago. We can see why they may have talked about the idea of one department location that would serve the valley in the past. Here are the project management notes on site location:

The proposed site location of a new Cherry Creek fire hall was reviewed by CPA Chief Owens twice and once by Deputy Chief Paterson. After a lengthy discussion and looking at maps provided by Dave Mitchell (former fire service consultant to the ACRD), the current hall location best fit the requirements for the community of Cherry Creek and the City of Port Alberni. Other considerations were Hwy 4 is very easily accessed from the current location.

We also spoke to the CPA former CAO & Fire Chief Tim Pley on his thoughts regarding location. Unofficially, he did believe the location was good for Cherry Creek and CPA, but you would only truly confirm that with a study of the current location and other options. The study would be very costly and time consuming.

Conclusion – for the hall location to be moved the community would really need to see a very clear benefit to offset the increased cost of a study and purchasing raw land. The current location has the appropriate amount of land for minimal expansion. The former fire hall would still provide significant storage space for non-essential equipment. Meaning, a completely new location would require a larger building, to accommodate the complete loss of the old fire hall. It is important to note the current building will not keep us compliant with the Fire Underwriters in the near future, the new building has to meet the requirements for both the growth in Cherry Creek and the City of Port Alberni for the next 75-100 years.