

This is going in bulk mailing to people on Lasqueti for preview prior to the informational meeting on Saturday, July 26, 2018, at the Hall at 1:30 pm.

1. Why does it cost \$45,000?
 - a. Accounting and Legal: \$1,200
 - b. Advertising and Promotion: \$351
 - c. Bank Charges and Interest: \$557
 - d. Fundraising purchases: \$638
 - e. Insurance: \$7949
 - f. Licenses and dues: \$80
 - g. Repairs, Maintenance, and Admin: \$47,612 (approx. see addendum "A")

TOTAL: \$58,387

2. What is the tax money going to pay for?
 - a. It will be used to cover ongoing operations expenses for the Health Center. This direct tax will cover almost 70% of these costs and we will still need to fundraise for the balance.

3. Who gets to vote?
 - a. From the Powell River Regional District website:

Sections 64 – 80 of the *Local Government Act* govern the registration of electors.

Qualifications – Resident Elector

You may vote as a resident elector if you:

- are a Canadian citizen;
- are at least 18 years of age or older on voting day;
- have resided in BC for 6 consecutive months before you register to vote; and
- have lived in the electoral area where you will be voting for 30 days prior to registration.

All residents who meet these qualifications can vote. It does not matter whether you rent or own your home.

Qualifications – Non-Resident Property Elector

You may vote as a non-resident property elector if you:

- have owned property in the electoral area where you wish to vote for at least 30 days before registering;
- are **not** a resident elector in that electoral area;
- are a Canadian citizen;
- are at least 18 years of age or older on voting day; and
- have resided in BC for 6 consecutive months before you register to vote.

Non-resident property owners may only vote once for a single property. If two or more persons own the property, the majority of owners must designate one of the owners to be the elector for that property, and that designation must be provided in writing.

No corporation is entitled to vote. Non-residents cannot register or vote if their property is registered in a corporate name.

Sections 66 and 73 of the *Local Government Act* govern the registration and voting of non-resident property electors.

Voter Registration & Identification

In the Powell River Regional District, the registration of all voters takes place at the time of voting. When registering, voters are required to make a declaration that they meet the qualifications listed above.

All voters must present two pieces of identification (at least one with a signature). Picture identification is not necessary. The identification must prove both residency and identity. Examples: driver's license, medical/care card, passport, utility bill, tax notice, letter, etc.

Non-resident property electors: in addition to the identification noted above, non-resident property electors must also produce proof that they are entitled to register in relation to their property (a tax notice or proof of title is best). And, if applicable, they must also provide written consent from the majority of the property owners.

You must be a Canadian citizen to vote, apparently, even if you own property on Lasqueti.

It appears that voting by mail will be an option and we will confirm with Powell River about this and update.

4. How much does it cost?
 - a. Residential property owners will be assessed \$28.70/\$100,000 of residential property value. So if your property is valued at \$300,000, the tax added to your annual property taxes will be \$86.10 (28.70 x 3).
 - b. Compare this against one visit for one person to medical facilities in Parksville and not having to travel across and get to the appointment and spend excess travel time.
5. Don't we already pay taxes for health care? Is this double taxation?
 - a. This proposed tax is NOT a form of double taxation but IS direct taxation (in which we islanders determine how much the Health Center costs to run on a yearly basis, collect it via a property tax as described in question 3. The money goes specifically to run the center and not into general revenue. In other words, there is no governmental control in this money.
 - b. Double taxation refers to being doubly taxed on income. This would occur, for example, a corporation was taxed on its income and then that same income was taxed when it was dispersed as a dividend to its shareholders. That is the hallmark of double taxation.
 - c. The reality in BC is that the taxes Canadians pay for Health Care, DO NOT cover all aspects of delivering health care and they do not pay for the running of the Health Center. As another example, many hospitals and most clinics in BC have mandatory fundraising programs (eg hospital lotteries) to cover not just capital costs but also ongoing operating costs associated with delivering efficient state of the art Health Care. These are expenses above and beyond what the government covers in basic healthcare costs.
6. If approved, would this new tax be covered by the Homeowners Grant?
 - a. Islanders may be entitled to have this new tax covered by their Home Owner Grant if they qualify for it. If approved, then this new tax will probably be added into the Local Services section of the tax bill and then it looks like the homeowner grants do apply. However, this is still uncertain.
7. Did the Board have a plan for how to obtain funds for operating expenses?

- a. Yes. However, the expense was underestimated and our fundraising has peaked and lost some enthusiasm. When we have more cottages built and residents we will have more revenue and will not have to rebuild power or water or septic infrastructure. The Health Ministry, for example, has made demands on our water system and the operation of this is much more expensive than what we had planned.
8. When is the Health Center open?
 - a. Mondays and Thursdays from 10:00 AM to 4:00 PM the administrator is there.[Closed on Statutory Holidays]
 - b. The respite suite is always open and ready to house one needy person at a time.
 - c. Open for various activities any day as scheduling permits (meetings, massage therapy, etc.)
 9. What are the activities that go on at the Center?
 - a. This year, we have had
 - i. Nurse Clinic: 28 times (214 patient encounters)
 - ii. Dr. Larry clinic: 2
 - iii. Telehealth encounters: 1 (1 scheduled in September)
 - iv. LLRS Board meetings: 6
 - v. LLRS General Membership Meetings: 3
 - vi. LLRS Annual General Membership Meeting (AGM): 1
 - vii. Island Trust Committee and APC meetings: 7
 - viii. Meditation Group: 6
 - ix. Wellness Fair: 1
 - x. Hearing test for school kids: 1
 - xi. Massage by practitioner: 1
 - xii. Naloxone Kit training: 1
 - xiii. Respite Suite stay: 1
 - xiv. National Aboriginal Peoples Day presentation: 1
 - xv. Community Volunteer Income Tax Program: 10
 - xvi. Comedy Improv. Workshop: 1
 - xvii. Good To Go workshop: 1
 - xviii. Death Café organized meetings: 1
 - xix. Training LLRS staff on water system: 1
 - xx. Pete's Lake Water Society meetings: 1
 - xxi. LIAS meetings: 2
 - b. What else is done at the Health Center?
 - Weekly clinic with a nurse; quarterly doctor/nurse clinic; tele-health consultations between patients and doctors or between the Oceanside Hospice Society and islanders for grief counseling;
 - Mental Health Support Group meetings
 - Storage area for food for the LCA food bank program
 - Depot for the drop off of items for the Christmas Hamper program support groups;
 - Use of bathing and washer/dryer facilities when nurse or staff on site;
 - Providing assistance to individuals regarding government programs.

- Loaning of medical equipment for short-term use.
 - Debriefing space for first responders.
 - Use of bathroom facilities by recycling center workers.
10. When are more cottages going to be built?
 - a. Architectural plans are being drawn now and a general plan has been approved. There is a list of people interested and we have developed a process for selecting people.
 11. Will there be general information meetings to discuss other questions and elaborate on these?
 - a. Yes, we will have monthly meetings and the schedule for the next one will be on Saturday, July 28 at 1:30 pm. **This will be at the Hall.**
 12. Is the Health Center for non-Canadians use as well as Canadians?
 - a. Yes.
 13. Multiple written questions posed by Gordon Scott comprise Addendum B in this document.

Addendum A Operating, Maintenance, and Admin expenses for 2017

The accounting rules were not consistent through the entire year. As a result, it is a challenge to categorize each item with impunity but we've done our best and will update if there is significant discrepancy. Here is the breakdown for the operating expenses:

Maintenance on water, power, and heat systems:	\$14,417
Cleaning:	\$1,010
Administrator:	\$20,520
Fuel - diesel (includes delivery):	\$1,718
Propane:	\$181
Wood - 5 cords	\$1,000
Water testing charges:	\$4,521
Misc freight:	\$200
Parts for water and heat systems:	\$1100
Pete's Lake annual fee-membership and usage:	\$280
Internet annual fee:	\$600
Supplies:	\$200
Tree trimming/removal:	\$865
Misc:	\$1,000
Total:	\$47,612

Addendum B questions posed by Gordon Scott and answered by Al Radke at Powell River Regional District and by the JFC Board:

- Will the JFC become a Regional District service?

First of all, it is the RD's understanding that taxes collected would only be for the 'health centre' portion of the JFC. To the question, no, the operations will remain with the Society as well as the assets. The intent is to establish a local service (Electoral Area E only). That service would be a funding service established to collect taxes from Electoral Area E property owners and fund the operations of the health centre building. What 'operations' really means will be dependent on what the RD Board deems reasonable for operational expenses.

- Has there been a RD staff review for this new service?

No. The RD is relying on LLRS to have done their homework and build a sustainable business model.

- Will the RD charge their administrative fee to this tax?

Yes. The administrative fee is currently \$1,500/yr

- Who will govern the JFC if the request passes and becomes a RD Service?

The RD is not establishing an operations service so governance will remain with LLRS.

- Will employees of the LLRS become RD employees?

No.

- Will the RD assume ownership of the facility and land?

No.

- Will First Responders, Firefighters and Solid Waste workers be able to use the facility, and thus alleviate the need to build a washroom at the Recycle Center?

Workers at the Recycling Center have been using the bathroom facility regularly at the JFC. Prior to having the door code, there were issues but that has been rectified and they have the door code.

- Will the JFC be able to provide electrical power to the Fire Hall and Recycle/Free Store?

No

- What are the liabilities the RD will inherit if this proposal passes?

The liabilities include fraud, misappropriation of funds, spending money on things not eligible within the funding agreement; activities of that nature. As the funder, there is always the possibility that the RD could be taken to task if a mishap or occurrence takes place operationally onsite or within the premises because the RD could be seen to have the deepest pockets or perceived to be an arm's length owner and manager of the JFC. The LLRS will be required to carry liability insurance and name the RD as an additionally named insured. All health regulation and building code obligations would be the responsibility of the true owner/operator.

- How will the LIAS be affected by this proposal?

LIAS is not affected by this proposal.

- How will the Elder Cottage tenant be affected if the tax increase is passed?

The Elder Cottage tenant will not be affected.

- Will the center be available for non-health center public events?

The JFC is already available and being used for public events.

- Will taxes for JFC go up in the future?

The Board specified that we don't want inflation automatically added, so that this is not seen as a "creeping" tax. After 5 years, the PRRD Board can increase the rate, however, we don't see that happening without prior public consultation.

If the tax request does not pass:

- If JFC doesn't become a RD Service will the requested amount be awarded as an annual grant-in-aid?

The RD's grant-in-aid program excludes health care facilities from eligibility.

- How will This affect other grant-in-aid applicants?

The RD's grant-in-aid program excludes health care facilities from eligibility.

- How can taxpayers participate in the process of reviewing grant-in-aid applicants?

The RD's grant-in-aid program excludes health care facilities from eligibility.

- What will happen to the JFC if the tax increase does not pass?

If the proposal fails, it will be a big problem for the supporting the Health Center with the services it currently offers. LRS will have to continue to be in full time fundraising mode for the foreseeable future and hopefully this will keep the health center open.

- If the tax request fails a public vote is it possible to scale back operations to a lower level?

Under the Boards recommendation, a new Operations Committee was formed which includes volunteers from the community who will be looking at ways to increase efficiency/economize regardless of the outcome of the tax proposal.

- Will the JFC continue local fundraising from Lasqueti residents?

Yes. Even if this tax proposal passes, the JFC will still need to have fundraisers at a lower level than previously, to make ends meet.

- How will JFC fundraise in the future?

That will be determined by the fundraising committee which is open to having new members with creative ideas.