

**GILLIES BAY**  
IMPROVEMENT DISTRICT

**October 21, 2025 – Regular Meeting of the GBID Board of Trustees**

**4:30 p.m. GBVFD Hall**

**Minutes**

**Attendance:** Roger Kimmerley (Chair), Rolly Lee, Lisa Alcos, Keith Franklin, Doug Nikirk (Operations Manager), Mike Corcoran (Fire Chief), Dave Beech (Deputy Fire Chief), Johan Axen, Carolyn Walton-Kay.

Regrets: Carolanne White, Juanita Walton

**1. Call to Order at 4:30 pm**

The Chair recognized the quorum was met, wished Juanita a quick recovery and noted that Carolyn was taking her place to take minutes. He noted there is a section of the community charter that allows Carolyn to take notes for the up-coming in-camera meeting with board approval.

**2. Adoption of the Agenda**

**MOTION** to approve the Agenda

**CARRIED**

**3. Approval of the September 16, 2025, Board of Trustee Meeting Minutes**

Roger mentioned that a new set of minutes that amends the last section of next month's meeting dates and noted October's meeting dates were not clear. The bylaws indicate the board meetings will occur on the second Tuesday of the month, which is what the board should be following.

**4. Business Arising from the Minutes**

None.

**5. Reports**

a. Fire Chief Report

Chair acknowledged receipt of the previously submitted report and Mike went over the report, ie: medical call numbers were down, there was a burning complaint and mentioned the significant fire. Mike wanted to be clear that this fire was tasking the available manpower, equipment, water supply and stretched the resources for eight hours. Mike highlighted that during this fire both Van Anda's and Gillies Bay's fire departments were without a truck or water should a second fire occur elsewhere. He also highlighted that the Board should keep these resource limits in mind in the next five years. Should another fire occur, and we haven't done our due diligence to ensure adequate backup, the current twenty minutes response time to a fire or medical call would be extremely serious.

Roger mentioned that he finally read GBID's website's fire department policies' and noticed the indicated training requirements for levels of service, exterior, interior and full service. The last section GBID's policies clearly says interior service is a 'must'.

Although the Board's attitude is that the fire department runs itself and the Board doesn't want to get into its operations, this policy says we do have a role.

Referencing the last finance meeting, Roger wanted the fire department to be assured that the Board wants them to feel heard and that good communication is crucial to the Board, even when disagreements occur between GBID's necessary involvement and the fire department's operational side. The Chair does mention that improvement is desired.

Mike asked if he could speak further about his submitted report. Roger agreed that this would be a good time, since once the Board, by law, goes in-camera, the decision will be made tonight.

Mike said that in all good conscious he cannot continue to send firefighters into hazardous life-risk situations who are not trained, which means they are not legally able to do so, according to the laws and standards of (the provincial fire governance.)

He continues to say that he disagrees with having negotiations within public meetings and he is unaware of this method being conducted elsewhere. He believes and feels that the fire department was left out of the negotiations, despite the risk assessment he and Dave submitted, which outlines required due diligence. He feels they are requesting a very small amount of the budget to help them train the firefighters adequately – which is WCB and OS mandated. Mike says he is aware that should something happen; he would bare the ultimate responsibility. Boards are criminally liable when catastrophic incidents occur, such as a major injury or loss of life. He feels that the board and he are legally at risk and must keep up with standards according to Bill C45.

Roger recognizes the discussions could have been handled differently and that going forward, future yearly discussions could involve sitting down and just having a friendly discussion a month, or a few weeks prior to budgets.

Mike once again mentioned the importance of working safer for the firefighters and how Dave and he work about 40 hours a week each, on top of being on call 24/7. He noted that two days prior to the meeting, the ambulance was not available for eight hours, except by water taxi, which means the fire department's first responders will be called. They are not suited for 911 calls. The fire department is struggling to obtain qualified people; therefore, a recruitment and retention program is needed.

Roger said he uses the phrase 'leadership carries the mission' and the Board carries the mission, and in a democracy, the whole community carries the mission. The community does support the fire department and carries the liability as well and are in this together. The Board and the FD are in almost complete agreement, however; regarding the steps required to take to get there, they are far apart.

Mike agreed but added that a very large backward step has been taken.

Roger said that no matter what happens this year, he hopes the process is different next year and will involve private negotiations. However, legal constrictions would also require public discussion. The purpose of the meeting tonight is the communication among the trustees and the trustees coming to an agreement with a vote, which is final.

Mike again highlighted how he is requesting bare minimum funds to keep up with bare minimum standards required in British Columbia.

Roger said that they are very interested in the risk assessment and an annual review, as they are crucial; however, the Board will have a different perspective, as we are not able to get into the operation side of things.

Dave added that the requested training wages would also require a substantial amount of office time, as well for program implementation by more than one person, such as two firefighters and the Chief. He further said that expecting the Chief and Deputy Officer to be on call 24/7 and then work six hours every other day, or every day to implement the program, is too much. The wage requested is still four times less than the market price.

**MOTION** to accept the Fire Chief's report.

**CARRIED**

b. Operations Manager Report

Doug Nikirk added that sand filter pilot number one, was working on 99 per cent efficiency. It went from 261 turbidity down to two. Sanderson Road waterline upgrades: trenching this Friday, installing Sunday, Monday, weather permitting.

He received a call from Vancouver Coastal Health saying they are now mandating semi-annual testing for THMs, one more than currently done. This will mean an extra \$1,000 a year. VCH requires quarterly testing but is permitting us to conduct only two per year.

**MOTION** to accept the Operations Manager Report

**CARRIED**

Doug exited the meeting.

c. Corporate Officer Report

The Board wished Juanita Walton a speedy recovery.

Juanita's request for speedier signing is tabled for further discussion.

**MOTION** to accept the Corporate Officer Report

**CARRIED**

## 6. New Business

a. **MOTION** to go In Camera, Pursuant to Section 90 of the Community Charter.

**CARRIED**

b. Rising Report from In Camera Meeting – 5:38 pm

Mike and Dave were present and were informed of the in-camera motion.

c. Bylaw 263 – Fire Protection Taxation

**Motion** to set the 2026 Fire Protection Tax at 161,525.00.

Amended the motion to read One Hundred Sixty-One Thousand, Five Hundred and Twenty-Five Dollars.

**CARRIED**

d. Fire Fighter Remuneration

Roger suggested reversing the Motion Order, dealing with the last one first, and then the second motion.

**Motion** that we immediately set up a process to collaborate with the fire chief to discuss remuneration for all members of the department, including the chief and all officers, to respond to the motion passed at the last AGM.

**DEFEATED**

**Motion** to establish a policy for remuneration of firefighters to reimburse and pay for training by paying (a) the training fee (b) reasonable travel expense, and (c) payment for time spent. Further, payment for time shall recognize a blend of: (a) volunteerism, (b) the need of the firefighting force, (c) payment for time spent, (d) enhancement of recruitment and retention of firefighters.

Mike highlights how the volunteers first responses' training is more complicated than ever and the hours and level of knowledge needed is high to be on par with Critical Care Paramedics when they are not available. More training and hours are mandated by law. He also feels that the fire department should be managed by those who know best, the fire department.

Adding Section six and eight of bylaw 218 to the motion would clearly indicate the Fire Chief would have authority to establish the firefighter remuneration policy.

**Motion** to be accepted in principle and to be tabled for further discussion AND be rewritten as:

**Motion** that we establish a policy for remuneration of firefighters pursuant to Section six and eight of bylaw 218. **CARRIED**

**Motion** that the annual honorarium for all members of the Fire Department be raised to \$500.00.

Fire Department to determine what the term 'active' means.

**NOTICE OF MOTION:** The motion be amended by inserting the word "active" after the word "all".

Further discussion recommended regarding the wording of the additional \$300 and how it will be distributed, and for the discussion to be returned to the Finance Committee. **DEFEATED**

**Motion** that our accountant add to the Chart of Accounts, 9000.000 for honorariums, 13,800.00 for training and 17,000.00 for Fire Chief and Deputy Fire Chief remuneration, and the budget amended to include these amounts. **CARRIED**

e. 2026 Budget Proposals

i. Operating Budget

**Motion** that the 2026 Operating Budget be accepted as presented.

ii. Water Budget

**Motion** that the 2026 Water Budget be accepted as presented.

**Motion** to table Operating and Water Budget to the next meeting. **CARRIED**

iii. Fire Department Budget

f. Grants Committee

i. Resolution to approve the application for the CEPF Grant

Dave submitted the maximum \$30,000 allowable for the CEPF Grant, since this will be the last year the grant will be available. \$3,000 extra would come out of the training budget. \$12,000 is needed to replace coveralls, outfit one more truck with proper hoses, request portable lighting, and for training, two spots to send to incident safety officer training in New Westminster for two days, to have Dynamic

Rescue come to Gillies Bay for two-day, twelve-hour courses, 12 students, in tactical ground fire training.

**Motion** to approve the application of the Gillies Bay volunteer fire department to apply for funding from the CEPF and agrees to support the Gillies Bay volunteer fire department in all aspects of administration as required, if the application is successful. **CARRIED**

g. Finance Committee Motions

i. Bylaw 264 – Taxation for Street Lights

**Motion** to keep the 2026 Street Light Taxation at \$70.00. **TABLED**

ii. Bylaw 264 – Taxation

**Motion** to set the 2026 Parcel Tax Rate at \$689.00. **TABLED**

iii. Bylaw 265 – Water Tolls and Other Charges

**Motion** to set the 2026 Water Toll Rate at \$779.00. **TABLED**

iv. Bylaw 263 – Taxation for Fire Protection

Reading of Fire Protection Bylaw **CARRIED**

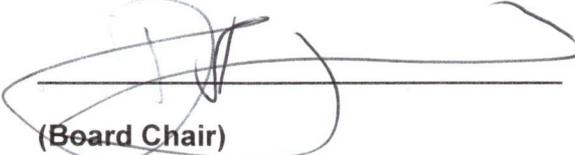
Mike Corcoran requested the floor and submitted his resignation as Fire Chief of the Gillies Bay Fire Department. He stated that he could no longer continue being responsible for the lives of the volunteer first responders without the financial support needed to upgrade firefighter training to meet the BC mandated requirements. Dave and Mike both said they are disappointed with the direction their proposal has taken and the Board has played lip service to the needs of the department and the whole process lacked collaboration between them and the board.

**7. Proposed meeting dates for September 2025**

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|-------------------------------|-----|
| a. Human Resources Committee: | TBD |
| b. Water Committee:           | TBD |
| c. Finance Committee:         | TBD |
| d. Board of Trustee Meeting:  | TBD |

**8. Motion to adjourn at 7:02** **CARRIED**

Approved By:

  
(Board Chair)

  
(Corporate Officer)