

## *MAYNE ISLAND IMPROVEMENT DISTRICT*

---

P . O . B O X 1 9 , M A Y N E I S L A N D , B . C . V 0 N 2 J 0

### Notes on the Mayne Island Health Centre and Heliport - 2011

Attached is the individual bill for the 2011 Mayne Island Health Centre and Heliport Tax Levy. This is a legal and lawful tax to cover the costs of operating and maintaining the Health Centre buildings and the emergency medical evacuation Heliport.

Please note that the Mayne Island Improvement District (MIID) serves only as the landlord for the Health Centre and Heliport and is not involved in providing Health and Emergency Medical Services, including the ambulance. The doctor's services as well as those of the attending nurses are provided by the Vancouver Island Health Authority (VIHA) under completely separate contracts. Other community health services provided through the Health Centre are managed by the Mayne Island Health Centre Association (MIHCA) who serve as our partner in Health Centre matters.

The Health Centre and Heliport are available to anyone and everyone, whether resident or visitor, who requires emergency medical treatment.

The MIID has managed and operated the Heliport since January 2006 when a major renovation was required. The MIID took over effective operation and maintenance of the Health Centre building in January 2007. The building had not been maintained as it should have been due to the lack of funds available to the MIHCA. We have attended to many of the deficiencies in the building, the grounds and the heliport. Some of the items which have been updated since 2007 are:

- The well pump, water treatment system and the hot water heater have all been replaced. The plumbing system has been upgraded to ensure that potable water will be supplied at all times and to satisfy VIHA Public Water Standards. Numerous leaks and toilet problems have also been fixed.
- The emergency electrical system is now fully operational and connected to our emergency generator. The water system pumps are connected to ensure proper treatment in the event of a BC Hydro outage.
- The repainting of the interior of the building is an on-going process.
- The landscaping is complete – we designed this to be drought-tolerant and low maintenance as well as “helicopter friendly”.
- The heliport was brought up to Transport Canada requirements.
- Provision of a proper medical equipment wash basin complete with spray and trays in the Red Cross room.
- The furnaces were inspected (the first time in over 10 years), cleaned and repaired.
- The parking lots were bordered and lighting improved.
- Renovation of the Community Room to allow for 2 new offices; and
- Thermal film applied to upstairs windows for better temperature control.

There are longer-term maintenance issues to be addressed including: roof replacement, heating, ventilation and air conditioning upgrades, as well as double-glazing and sound-proofing.

The doctor pays a commercial rent to the MIID for the use of her offices and examination rooms while VIHA pays rent for the emergency room and the nurses' office. Other income derived from the rentals of the meeting rooms, consulting room and treatment room are collected by the MIHCA for support of their Community Health activities:

- The Health Centre is available to the community 7 days a week.
- Emergency use doubles in the summer months.
- 20 Health Care Professionals use the Health Centre; and
- 3 Community groups meet regularly.

A lot of questions have been asked as to why we, the MIID, are doing this. Our responses are:

1. It is part of our mandated responsibilities (as per our Letters Patent) and this Board of Trustees takes this matter very seriously.
2. It is a vital part of the delivery of normal and emergency medical services to Mayne Islanders and our visitors. There are no alternatives available on the island and if we did not provide this space we would likely not have a doctor on island.

You might also ask "Why do we have to pay for it?" Again, if 'we' don't pay we won't have the facilities and services we need.

The Board of Trustees takes the position that the MIID acts as the landlord for the Health Centre to ensure that the Health Centre and Heliport remain fully functional and valuable community assets. The board is reviewing all operating budgets in 2011 with an eye towards any savings and is considering enacting a parcel tax to replace the existing assessment based tax. Any potential changes in taxation model will be discussed at a town hall meeting prior to being considered.

In past years there have been some taxpayers who refuse to pay their tax. This has resulted in excessive administrative and legal costs, ultimately resulting in having to enact the tax sale process. In 2010 it cost in excess of \$1,000.00 per delinquent property to collect late taxes. The Improvement District is empowered by law and will charge all associated collection fees to every property owner whose property is going to tax sale in 2011. If everyone pays their taxes on time we would see significant savings in the budget and the resulting taxation.

We trust that you will respond appropriately and promptly by sending your cheque to us without delay.

Should you have further questions please send these in writing to us at P.O. Box 19, Mayne Island, BC V0N 2J0 (letter), (250)539-5146 (fax) and [miid@shaw.ca](mailto:miid@shaw.ca) (e-mail).

David Maude  
Chair, Board of Trustees  
Mayne Island Improvement District