

# Van Anda Improvement District Annual General Meeting

## Tuesday, April 28, 2015 – 7:00 pm

### Minutes

Ratepayers in attendance: Phyllis Soles, Gena Hollingshead

Bob welcomed ratepayers to the annual general meeting and introduced the trustees and staff: Trustees: Walter Gussman, Karen May, Bob Timms, Terry Hollo and Mike Craggs. Staff includes: Ken Soles, Water Operator, Doug Saunders, back-up operator, Mike Craggs, Fire Chief and Heidi Gable, Administrator.

Bob asked ratepayer Phyllis Soles to stand as returning officer. Phyllis accepted.

1. Bob asked for any additions, new business or changes to the agenda? There being none, Karen made a motion to accept the agenda as presented, Terry seconded; carried.

2. Bob asked for a motion to wave the reading of the minutes from the 2014 Annual General Meeting. Terry so moved; Karen seconded; carried. Minutes accepted as distributed.

### **3. Waterworks Report**

Diver, Roger Gillen, came over May 19, 2014 to change the screen on the intake and performed an inspection. He also measured the depth of the intake from the surface of the lake, 7 feet, and the surface to the bottom of the lake, 14 feet. Upon inspection, all looked good at the intake.

A Boil Water Advisory was posted on May 23, 2014 after bad results at 2 sample sites. The system was flushed and sampled again on May 27, 2014. All 8 sites failed even with good chlorine residual readings at the tank and the sample sites. The system was shocked with 5 ppm residual at the tank, as per Dan Glover's suggestion. All 8 sites were sampled again on June 2, 2014. All 8 sites failed again with higher total coliform counts than the last samples. The system was shocked again on June 5, 2014 and flushed throughout. All 8 sites were sampled again on June 10, 2014 and every week thereafter. Boil Water Advisory was finally lifted on July 18, 2014.

A new hatch door was installed on the tank. The bottom straps were tightened to reduce leakage.

New pumps were ordered – one for the lake, one for the Wall St. pump house and a circulating pump was ordered for inside the tank. Pump #1 was replaced at the lake well with the new pump. The old circulating pump was changed out for the new one when it arrived. The lake pumps were rewired to the new junction box on August 11, 2014.

A new CL2 measuring cell was ordered and installed at the chlorinator.

The parts for the Para St. upgrade and flushing station were ordered on September 30, 2014. The upgrade will begin this spring.

Bad test results came back from samples taken on September 12, 2014. A Boil Water Advisory was posted on September 14, 2014. All 8 sites were sampled every week. Boil Water Advisory was lifted on October 24, 2014.

New watershed signage was order and received. They were installed throughout the watershed.

Operator participated in meetings with Darren Brown of Lafarge regarding their holding ponds and the impacts of run-off from the quarry in the watershed. Lafarge has been doing their own testing of the water and consulting with engineers about possible improvements.

An unusually heavy rain event occurred in December, 2014. At one point there was 2" of water on the floor of the chlorination building. Even so, the operations continued as per usual. This is the highest rise in the water level at the lake that can be remembered.

Operator worked on the proposal and materials list for the looping of the distribution system for a possible grant to be submitted by the Powell River Regional District.

There was another heavy rain even in February where the lake level came up and over the spit. However, it did not reach the chlorination building this time.

Madjid Mohseni, a professor from UBC, and the Scientific Director of RES'EAU-WaterNET, met with the Van Anda Improvement District to discuss the Living Lab pilot. It involves a trailer with 3 – 4 various pilot filtration systems. They are already collecting water samples and may be available as soon as August to begin testing at Priest Lake.

A number of leaks throughout the system have surfaced over the past year. It is an on-going pursuit to keep up with them.

Hydrant maintenance also continues annually. All hydrants are serviced once per year.

There were no questions from the floor.

#### **4. Fire Department Report**

There has been a lot of activity within the Fire Department in the last year. We are working hard to attain compliance with both the WorkSafe BC and NFPA standards. To this end, the fire hall has had its wiring upgraded and completed to ensure that we are up to code in this area.

The hall has undergone extensive physical renovations to bring it up to WorkSafe requirements, installation of a shower and the install and commissioning of a hall washer and dryer for bunker gear. We now have a completed Standard Operating Guidelines manual that both set the standard for what is required for our firefighters and what the department is required to do to support the firefighters. Additionally, the main meeting room has been upgraded and completed to the required level to provide courses to the public – installation of the new carpeting, additional storage, a projector and computer.

Last year at our Firefighter AGM, it was decided to pursue a training path for one of our firefighters to attain an instructor position with the Canadian Red Cross. This endeavor has been pursued diligently and we now have a First Aid instructor to the EMA level which means we can train our own first responders who are coming due for recertification. This course will take place at the end of May – beginning of June – as well as supplying an instructor to the Island for CPR and supplying an instructor for the various first aid courses that are required. (Level One First Aid course has just been completed by the Gillies Bay Fire Dept.) There has been a major allocation of budget funds for the first aid infrastructure – first aid supplies, manikins, books, etc.

Operationally, the big change for this year is the inclusion of Texada Rescue into the Van Anda Fire Department. Rescue will maintain as a separate entity with its own name and dispatch button. The truck and contents will revert to complete ownership by the Van Anda Fire Dept. Our service area will continue to be

Island-wide road rescue and the vehicle will continue to be used on all serviced roads on the island. Insurance and insurance liability for the members will revert to the Van Anda Fire Dept.; however, the budget will continue to be offset with a grant-in-kind from the Powell River Regional District. This transfer of ownership resulted from changing provincial legislation at EMBC (Emergency Management BC) requiring all rescues to be registered societies unless attached as part of a fire department. As a rescue, we are now able to be given a TASK number to allow Rescue to cost against for the use of our tools and equipment.

Our First Responders have been averaging two calls per month for the last year. Most calls have been of a minor nature or as additions to BCAS ambulance to provide lift assists.

Van Anda Fire volunteers have been active in the supporting the department by tirelessly fundraising for the groups wants while relying on the budget to supply the department's needs – insurance, replacement of equipment, equipment testing and servicing. These items normally eat up approximately 75% to 80% of the annual budget; however, last year and this year proved to exceed our requested budget (no annual increase for the last 6 years). We were forced to increase our budget request this year to allow the department to cover it's yearly costs and start to replace items that were coming to their end-of-life usage (helmets, some bunker gear, consumables).

From the mechanical side, both fire vehicles have passed this year's inspections and are operationally ready. Engine 2 is also operationally ready to support the Forestry Service with a portable pump and hoses in the event of a forest fire. Long term, Engine 2 will be the next piece of equipment to be replaced as soon as Engine 1 has had it's debt retired. Engine 2 exceeds 25 years old, and with the new truck, a tanker would be most appropriate for our needs as the water supply is limited in some areas. In the new budget, money has been set aside to allow the purchase of a portable bladder to allow Truck 2 to be used as a tanker to supply water to Engine 1 in areas of low flow. This will allow the Fire Department to accumulate budget dollars to go toward replacing Engine 2.

Texada Rescue will also require replacement in the future. Budget money has been set aside towards this goal while maintaining operational readiness.

At present, the fire department has recovered from some loss of members and is again at the required 16 member minimum. In May, we will be attending an open house with Gillies Bay to show off the equipment and recruit new members. Uniforms have been purchased for those members who have attained the required training time and will be in shortly. Further purchases will be made as members attain the needed training hours.

A question was asked as to whether or not there will be mil rate reductions on Property Tax Assessment Notices for 2016 with respect to the Van Anda Fire Department? Originally, it was portrayed to the ratepayers that once Engine 1 was paid for the mil rate would be reduced. This item needs to be discussed amongst the trustees. There is a need to start putting funds aside for the potential purchase of a tanker. The trustees were cautioned by the ratepayer about how the budget is spent.

## **5. Financial Report**

Karen made a motion to appoint David Duke & Company by resolution to be our auditor for the year ended December 31, 2015; Terry seconded; carried.

The audited financial report for 2014 as prepared by Duke and Company was presented. It was noted by the auditor that the ID has not done a Capital Assets Inventory as required by the government. The third party cost for an inventory is approximately \$8500. An outstanding grant application was made in 2011 through the

PRRD. It had gone through two readings but was not successful. Another grant application has since been submitted, in June of 2014. The cost of the audit was \$3,974.25 (including GST).

A spreadsheet was prepared and presented to the ratepayers to show the course of the Fire Truck Loan, which will be paid off in July of this year, 2015.

Bob asked for questions from the floor. There being no questions, Walter moved to accept the Van Anda Improvement District's financial reports; seconded by Karen; carried.

## **6. Old Business**

a) Capital Assets Inventory – discussed under the Financial Report. The third party cost for an inventory is approximately \$8500. The trustees will continue to pursue funding for the completion of the Capital Assets Inventory.

b) 5 Year Capital Works Plan – updated and presented to the ratepayers. Para Street upgrade will begin this Spring.

c) Public Awareness – Annual Texada Water Works workshop – Van Anda Improvement District held another workshop this past Fall, 2014. The topic was Risk Management within our watershed and water system. Speakers were invited to discuss the Official Community Plan, emergency treatment of water, and financial risks. Keynote speaker for the event was Darren Brown, Environment Office for Lafarge; however, at the last minute he was unable to attend as he was fogged out. He did follow up with a presentation in November which was well attended by community members. Trustee, Karen May, spearheads this endeavor and anticipates the workshop subject for 2015 to be Sustainability of Water.

Website – another method in helping to keep the ratepayers informed. It is now up and running. Monthly minutes are posted to the website AFTER they have been accepted at meeting. Special notifications are posted on the website's sidebars. Watch for burning permit notifications, sprinkling restrictions or Boil Water Advisory announcements.

d) Communications with Lafarge – Lafarge has been diligent with keeping the Improvement District informed on water testing, etc. They have been monitoring 6 sites over a 12 month period testing surface water and ground water. Heavy metal levels are included in their testing. Recently, the I.D. met with Darren Brown and a crew of local Lafarge management. Darren presented another slide show updating the quarry's progress. The I.D. received assurance from the Lafarge management team that the new company looking to take over Lafarge is on board with what we as a group have been working on, the welfare of Priest Lake. Darren also agreed to participate again in the Fall Texada Water Works workshop. It is anticipated there will be a presentation in late June or sometime in July of Lafarge's plans for preventing any detrimental run-off from the quarry's activities getting into Priest Lake.

## **New Business:**

a) Res'Eau Waternet – pilot project led by a UBC team. Their mandate is to work towards sustainable solutions for small communities. The pilot consists of a trailer that holds 3 to 4 different treatment system on board. There is a complete analysis performed of the water from Priest Lake. Even if these on-board systems do not meet the needs of treating our water, test results are also analyzed further at the UBC lab. It's almost certain a treatment method would be found. The most important consideration for the pilot is treatment – understanding our source water. Other possible projects that could be considered as a Res'Eau Waternet Community partner are: an analysis of our distribution system; a continuation of analysis of our water at the UBC lab over the 3 year commitment; discovering the relationship of our distribution system network, chlorine residuals and disinfection bi-products; governance – best strategies for managing our water system; water assessment – water

safety plan. The Improvement District would need to commit to join their Community Circle for the remainder of Phase #2 of the project – a 3 year commitment. Negotiations are still underway.

b) Infrastructure Grant Funding - Heidi Gable , John Hollo and Terry Hollo completed an in depth grant application. Our grant application was 1.7 million dollars to fund:

1. Water treatment- \$600,000
2. Past life and inadequate size water tower replacement - \$300,000
3. Replacement of past life and inadequate pipe size in the delivery system, including loops and pumps. \$800,000

Note: Water tower and delivery system of piping and looping is critical for fire fighting.

Improvement Districts, like Van Anda (VAID) are a level of government unique to BC. ID's support a small population while having infrastructure issues required by Ministry of Health to maintain mandated potable water standards. VAID does not meet current health water standards and has been working with Vancouver Coastal Health, whom are patient and understanding of the fact we do not have the funds and have very few means of raising the high capital funds required, short of overburdening rate payers.

Because we are an ID, we can apply for a federal infrastructure grant, but ONLY if we are willing to hand over our water infrastructure assets to the PR Regional District. PRRD is not willing at this time to do this, as this grant is 1/3 funding federal, 1/3 funding province and 1/3 PRRD, which is the main reason why PRRD would not do this.

Provincial grants, up to this year, had the same caveat but has changed to allow ID's to apply directly with no ownership change. Provincial grants are 100% funded, the ideal grant to get. However, ONLY 2 applications are permitted per area. The VAID area is Powell River. VAID, along with 2 other Improvement Districts- (Gillies Bay and 1 in PR) and 3 Powell River assets of Lund Sewer, Recovery or Recycle Centre and Shelter Point Water were the six applications short listed. Using a matrix and ranking systems created and implemented by PRRD staff, all 3 ID's were ranked 4, 5 & 6. Recovery/recycle centre was #1, Lund Sewer was #2 and Shelter Point water was #3. The PRRD board voted for #1 and #2 for submission of provincial grant applications. VAID is on record that the PRRD maintains a bias for review of matrix questions of their own assets. As a result, the rankings were not fair.

In a review of the grant criteria, it was pointed out to PRRD by a consultant that Lund Sewer did not meet the criterion of the grant, even though they ranked the highest in their own ranking question of “does this meet the grant criteria?” Instead of moving the third place applicant, Staff recommended that PRRD develop a Water Master Plan and pay a consultant \$8,000 to write the grant application in place of the Lund Sewer grant application.

Regardless, the bad news is that no matter what we do now, we are faced with increasing costs to our rate payers. Basically, in a nut shell, as far as obtaining infrastructure grants, it would appear that we would never be successful. The good news is there is a grass roots initiative to give Improvement Districts the same equal rights to access grants as municipalities or Regional Districts. We are following this initiative, but are not overly optimistic that this will change any time soon.

## **8. Election of New Trustees**

Vacancy caused by term ended – Walter Gussman – 3 year term, 2018. Phyllis asked Walter if he would stand for re-election, and he agreed. Phyllis asked for any further nominations for Walter's term. There being no further nominations, Phyllis declared Walter elected by acclamation.

Bob rescinded his resignation until such time as there is more interest expressed by the community to participate as a board member. Bob has 2 years remaining in his term, 2017.

9. Bob asked for **any further questions from the floor?**

There being no further questions . . .

10. Walter made a motion to adjourn the meeting at 7:50 pm; Mike seconded; carried.

Minutes Approved:

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Bob Timms, Chairman

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Heidi Gable, Administrator

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