

<b>Date</b>	<b>January 18, 2023</b>		<b>Time</b>	<b>1:30 pm</b>
<b>Location</b>	<b>Fire Hall upstairs</b>			
<b>In Attendance</b>	<b>Trustees:</b> Ron Smith RS (Chair) John Colongard JC Neale Berjer NB George Childress CG <b>Regrets:</b> Jane Waterman	<b>Staff:</b> Sandra Haszard (Admin) SH Heidi Sorichta (Admin Assist, Recorder) HS Michael Smith (Water Operator) MS <b>Regrets:</b> Austin Rycroft (Water Operator) AR Mark Robert (Acting Fire Chief) - Working Mike Craggs (Fire Chief) MC - on leave	<b>Public:</b>	

<b>Agenda Item</b>	<b>Lead</b>	<b>Outcome</b>	<b>ACTION</b>
1. Call to Order	RS	RS called the meeting to order at 1:30 PM.	Noted
2. Welcome to Public Guests	RS	There were no guests in attendance	
3. Declaration of	RS	None	Noted
4. Conflict of Interest			
5. Approve Agenda	RS	Agenda Approved	Moved JC, 2 <sup>nd</sup> GC
6. Approve Minutes	RS	December 2022 meetings minutes were approved.	Moved GC, 2 <sup>nd</sup> NB
7. Safety Moment	MS	Be tree aware. There are trees leaning against other trees in the vicinity of the water treatment plant looking like they could fall at any time. MS was instructed to take these danger trees down as he comes across them but not to work alone when doing so and be cognisant of power lines.	
8. Water Report	MS	- Lake level is up and back to normal, 25 inches. - Legion Road leak (Robar City) – a tree root put pressure on the rubber washer, squeezing it out the one side of the valve causing a 50 foot guyser. Within an hour of the repair there was already a difference showing in the number of pump hours. AR would like to replace the whole section of piping. AR to do up all the measurements and prepare a list of fittings to come up with a cost estimate for the job. - MS is enjoying the work and is busy learning the terminology. AR is explaining how the chlorine numbers are calculated which is a little trickier now because the ion exchange isn't working properly. MS has a new phone coming. At present the best way to communicate with MS is by texting. Log in for the Small Water Operators course is coming. Inquire if EOCP has some recommendations for resources. - Water has been turned off at the residence next to Fudge's shop. - Forsta Filters – try Bi Pure's suggestion of dialing down the valves at the end of the filters and also throttle down the pressure throttle at the inlet, leave the outlet wide open. They also suggested dropping the draw down level at the storage tank another ½ meter so the starting and stopping of the cycles happens less frequently during the course of a day. - Caesar Cove Road new connection completed. - Main St. leak repaired.	
9. Fire Chief Report	MR	As read by SH. 4 Lift Assist calls with BCAS 3 First Responder calls There is talk between the Van Anda and Gillies Bay Fire Departments regarding amalgamating. The amalgamated departments would have one fire chief. Waiting to see what happens with MC and whether Van Anda has someone to take over as chief if MC leaves. Gillies Bay Fire	

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		<p>Department seemingly has been more organized with training as of late. It would need to go to the members to see how they feel about amalgamating or not. We have a new member starting on January 16. A number of orders have been filled: replacement hoses, turn-out gear for a new member, coffee mugs and toques. There are a number of items still to be ordered: rescue harnesses, pulleys, green jacket, and dress uniform for one member, sweaters for 3 members, bunker gear jacket for one member, safety boots for 2 members. Fire ladders will be taken to Firehall 1 in Powell River on January 26 for their annual safety inspection. Mark and Paul attending a fire scene strategies and tactics course in Powell River on January 14 and 15. An Air Pac course is coming up in the Spring with 2 members so far expressing interest and possibly riding on the Lafarge Mine Rescue training for Jaws of Life on January 26.</p> <p>- Still needing to arrange a date for dinner at the Hotel for the department members.</p>	
10. Old Business	SH	<p>- Ryan Thoms has been in contact again with regards to qRD rescue funding. Theresa (GBID), Sandra and the Fire Chiefs will initially have the discussion. If we decide to stay with the qRD funding, the qRD will change the agreement which in turn will give the qRD a lot more control. Task number reimbursement will no longer be available. SH to contact Ryan Thoms to find out what these changes will be before we can make a decision. If we go with the Fire Departments to take over rescue funding we can still be reimbursed for task numbers issued outside either Improvement District's boundaries. Another option is to dissolve Texada Road Rescue altogether and have each of the Fire Departments respond to dispatches. Who would then fund the Rescue truck? For now, we can work with the qRD grant as it is. If we stay with qRD funding, whatever changes they deem necessary to continue, they can pay for as they initiated the report prepared by the lawyer. SH to request a copy of the legal report from Ryan paid for by Rescue funding.</p> <p>- Auto Mutual Aid Agreement between Van Anda Fire Department and Gillies Bay Fire Department – SH sent back to Gillies Bay to review changes made by RS. Rob McWilliams is currently reviewing the changes.</p> <p>- Wall Street – Terms of Engagement with the engineer – SH has signed the TOE.</p> <p>- Water Tank Wood Sale – arrangements were made with Al Davis to sell the salvaged wood from the old storage tank after tear-down. The wood isn't selling, only a couple of pieces have sold so far. Al would like to have it gone by early summer. Al has offered to purchase all of the wood for \$4,000 in conjunction with not charging us the cost for the demolition, approximately \$8,000, netting the Improvement District \$12,000. JC noted that Rotary Powell River is building shelters in different locations, one in Lang Bay and another one here on Texada, looking specifically at the dog park. The Texada Recreation Commission is meeting at the dog park on Saturday, January 22 at 10:00 am. JC will attend the meeting to make them aware that the Redwood from the old storage tank is available to Rotary to buy for building their shelters if they are interested. Redwood doesn't need to be finished so it would save on maintenance on the shelters. Rotary representatives are away until the end of February, so we won't know until after that if they want the wood. This still falls in line with Al's timeline to have the wood gone by early summer.</p> <p>- Delivery of chlorine bleach has been arranged. The cost of delivery is \$100. To have the chlorine delivered directly from Clear Tech, the</p>	<p>SH contact RT</p> <p>SH request report</p>

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		<p>supplier, is 2/3 the cost. AR will design a pad to store the chlorine by the WTP and preparing an estimate on the cost to present as a capital works item.</p> <ul style="list-style-type: none"> <li>- Action plans will be updated for next meeting.</li> <li>- Bi-Pure – the pressure hammer system malfunctioned which was not our fault. The higher pressure will make it fail faster. We operated the system beyond the guidelines, exceeding the flow rate by 50%. The flow rate was increased based on the recommendations of their expert. AR would like to put both tanks through the exercise where it shows air and video tape the results. RS would like to see us take both tanks out. We can see visually there is a problem on the one tank. We will replace it and install it in the back. If the second tank doesn't have any visual concerns, we could store the second new tank and reinstall the older one at the front so when it does eventually fail it will be easier to access. If it appears the second tank is showing the same issues, we will go ahead with Bi Pure's offer of \$30,000 to replace both tanks. Can we use a diaphragm pump for media removal? They use wet vac type equipment to remove the media. We would need a number of 45 gallon drums to store it in. These drums can't have any trace of chlorine as chlorine kills off the media. We will wait for AR's analysis.</li> </ul>	
New business	RS	<ul style="list-style-type: none"> <li>- Tiny Homes – someone local has been hired to do the plumbing. The local installer is known to our operator. We can be confident the correct materials have been used. SH received a call from Tiny Homes owner regarding the connection costs. He expressed concern with his billing. SH gave an explanation and offered a meeting with the Board to which he was not agreeable to. SH also suggested he put his concerns in writing to be presented to the board to which he was also not agreeable to. The conversation became somewhat pointless, so SH restated to put the complaint in writing and ended the call.</li> <li>- Express Lines – Advertise the Court of Revision and reminder of payment due date for invoices. Also post a reminder to report any known or suspected leaks.</li> <li>- KS has agreed to be on call when AR is away or in Powell River. KS to be compensated only when he is actually called out to perform any work.</li> <li>- There was a leak past the rock bluff on the other side of Van Anda Ave from Stump's Garage. The water connection was purposely buried in the rock wall by the previous owners.</li> <li>- Send AR to the property along Blubber Bay Highway, across the highway from the Boat Storage Yard, just past Priest Lake Road to see if there is any further development taking place. Property is large enough for a subdivision.</li> </ul>	SH prepare Ad
11. Admin Report	SH	<ul style="list-style-type: none"> <li>- as distributed. Noted:</li> <li>Indemnity coverage enquiry – has to do with our insurance covering everyone who is indemnified.</li> <li>Summer student application – has been submitted for subsidy. Service Canada pays for half of the minimum wage rate.</li> <li>Investigated a danger tree complaint from a resident. Discussed with Al Davis. Al felt the tree is growing in bedrock and has no soil to strengthen its base. Resident directed to Capilano highways .</li> <li>Annual invoices for ratepayers prepared and mailed out.</li> </ul>	
12. Financial review	SH	<ul style="list-style-type: none"> <li>- Move \$20,000 from Tolls and Taxes account to Capital Reserve account.</li> </ul>	SH to transfer funds

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		<ul style="list-style-type: none"> <li>- Leave the \$8,000 surplus for the year in the Fire Dept chequing account for now. Wait until July/August to see how the fire expenses play out.</li> <li>- \$100,000 in Capital Reserve – move forward with one of the repairs not listed on the grant application, Robar City. AR to prepare a cost estimate for this project. There will also be \$30,000 to \$40,000 spent from the Capital Reserve for the new ion exchange tanks.</li> <li>- Firehall Bay Doors – still waiting. SH to check in with Modern Windows.</li> <li>- Truck Damage Reserve Fund – SH will check her notes for reasoning behind this separate account.</li> <li>- I.D. Credit Card Application – needs a financial guarantor. JC is willing to post his name as the guarantor.</li> </ul>	<p>SH contact Modern</p> <p>SH investigate</p>
13. Policy & Bylaw	SH	<ul style="list-style-type: none"> <li>- Bylaw #169 – Water Distribution Regulation – discussed and given reading. JC moved to accept the Water Distribution Regulation Bylaw as amended, NB seconded. All were in favour; passed.</li> <li>- Bylaw #173 – Subdivision and Other Land Development Water Regulation Bylaw - Template was taken from the Improvement District Manual and revised to meet our needs. Form was created to attach to the bylaw in order to obtain the necessary information we need for water connection approval. Bylaw was reviewed with some revisions and given reading. NB moved to accept the Subdivision and Other Land Development Water Regulation Bylaw with Application Form as amended, JC seconded. All were in favour; passed.</li> <li>- Bylaw #175 – Meeting Procedures Bylaw – discussed with some revisions and given reading. JC moved to accept the Meeting Procedures Bylaw as amended, GC seconded. All were in favour; passed.</li> </ul>	<p>JC Moved, NB 2<sup>nd</sup></p> <p>NB Moved, JC 2<sup>nd</sup></p> <p>JC Moved, GC 2<sup>nd</sup></p>
14. Next meeting	SH	<ul style="list-style-type: none"> <li>- Court of Revision, Saturday February 11 – 10 am – NB will attend</li> <li>- Monthly Board Meeting – Wednesday, February 15 at 1:30 pm Firehall</li> </ul>	Information
15. In Camera Meeting	SH	<p>No in-camera items to discuss.</p> <p>JC moved to approve the Minutes from the December 14, 2022 In-Camera Meeting, seconded by NB. All were in favour; carried.</p>	JC Moved, NB 2 <sup>nd</sup>
16. Public meeting adjourned	RS	Public meeting adjourned at 4:30 pm	Information
		<p>Monthly Board Meeting Wednesdays at 1:30pm, Firehall</p> <p>2023: Mar 15, Apr 12, May 17, Jun 14, Jul 12, Aug 16, Sep 13, Oct 18, Nov 15, Dec 13</p> <p>AGM: April 22, 2023</p>	Information

