



MINUTES

Summer Information Meeting

Sunday, August 4, 2019, 1:30pm – 3:00pm

The Hacienda at 2778 Vancouver Blvd, Savary Island, BC

In attendance: Trustees Dale Gregory, Bryan Miles, and John Revitt; Operator Courtney Robertson; Administrator Janine Reimer; and SSID property owners.

Documents provided: Agenda, minutes of 2018 SIM, 2nd quarter budget, 5-year plan.

- 1. Opening Remarks and Introductions** Chair Dale Gregory
Chair Gregory welcomed all, and introduced the trustees and staff.
- 2. Approval of the Agenda** Chair Dale Gregory
Chair Gregory asked if there were any suggested revisions to the agenda. There being none, he approved the agenda.
- 3. Approval of the Minutes of SIM 2018** Moved J.Revitt; 2nd B.Miles. Carried.
- 4. Trustee Chair’s Report** Chair Dale Gregory

Chair Dale Gregory reported to attendees that a recent provincial government report declares Well Protection Plans not legally binding, water suppliers powerless over resident land use, and Improvement Districts not to be a form of government. The report supports conversion of Improvement Districts to regional district assets.

The Chair said that SSID has a good relationship with the officers of Vancouver Coastal Health, who are helping SSID develop an educational web message to address residents’ responsibilities in the maintenance of their septic systems.

He said that water tested from properties outside SSID on the north side of Savary Island Lane had tested lower for nitrates than the SSID wells.

He said that there will soon be a second observation well in the Nature Trust, of which the water level results may be compared to the first observation well on SSID lot-129. He also mentioned remote sensing technology underway to remap Savary topography.

The Chair thanked the two retiring employees Martha Allen and Brian Voth, and welcomed their replacements Glen Moore, Ruth White, and Ruth Sutherland. He also thanked the operator and administrator.

4a. Questions

Is there an acceptable amount of nitrate? — D.Gregory: the maximum acceptable concentration is

10mg/L. Too much can cause blue baby syndrome. The water officer has said that if we were at 10mg/L for a continuous period, then we'd have a problem.

What should we do to prevent nitrates? —D.Gregory: We'll be putting information on the SSID website. —J.Revitt: Remove pit toilets, limit manure and fertilizer. We might see a spike after this busy season. We're trying to see if there's a correlation with the spikes we've seen; but so many factors are in play. If your system was built for a small cabin, but 15 people use it, you should pump more often. —D. Gregory: We don't know if the August spikes are immediate results or are from previous years. —B.Miles: The Well Protection Plan says the results are from 2 years ago. The 10mg/L MAC is a safety factor. There's no danger. We're very safe. We've been measuring on a monthly basis. We just want people to be aware. If we had to put in a treatment facility, SSID would have to convert to a regional district asset because the cost would be \$4,000,000-\$5,000,000.

5. BudgetTrustee Bryan Miles
Trustee Miles reported that SSID had spent half the budget in half the year, so the Improvement District is in good shape. He said there were \$134,000 in asset renewal funds. The funds could be used for new things, like a new well, for example, that could be about \$50,000-\$60,000.

5a. Questions

What kind of meters are the new ones? — B.Miles: The new meters are the same kind as the old, except that they're electronic, so can be read with a wand. We'll buy a wand when we have more of these meters in the ground.

I tested our meter. It's been in the ground for 35-40 years, and it's still exactly correct. — B.Miles: The meter that recently was removed from the ground will be tested, and we'll be able to make some decisions from there. The amount of water pumped versus delivered is within acceptable parameters.

You have records of water consumption? — B.Miles: Yes, going back years. The numbers are climbing in the shoulder season, and staying about the same in summer.

6. Five-Year PlanTrustee Bryan Miles
Attendees had been provided with a hardcopy of the 5-year plan. Trustee Miles reviewed the items. He said that the main objective is to maximize the asset renewal fund, so that SSID won't need to one day hit the tax payers with a big amount.

6a. Question

Does an earthquake affect the water system? — B.Miles: We have not seen any impact.

Trustee Miles said that the asset renewal fund also allows SSID to forestall conversion. SSID is well run, and has reserves. Conversion usually involves rates going up 2-3 times due to paid government employees rather than volunteers.

He said that the storage shed upgrade was complete, including the electrical. Coming improvements include installing a fence around well-2. He recounted the recent event of tenters around the wellhead, and said that fencing to protect the wellhead would be about \$4000. SSID was also planning on re-keying the system.

He explained that the asset renewal fund collects the \$10,800 from the levy, as well as surpluses.

6b. Questions

What happens to the asset renewal fund if SSID is converted? — Administrator: It becomes a regional district asset. — B.Miles: However, it is kept in a silo for the SSID system; it can not be used elsewhere.

Do the subcontract fees include travel expenses? — B.Miles: No. Travel expenses are a separate entry, and were up this year compared to last because 3 trustees and the operator attended the conference this year.

Can we refuse conversion? — B.Miles: Yes, but when the waterworks can't support itself, the regional district would take it over, although there's no provincial funding to do so. Lund citizens don't want conversion.

The interest account is low. What is the rate? — The administrator read through the bank account balances, and said which accounts were getting 1.85% and at 2.35%. — B.Miles: SSID investments cannot be locked in long-term.

7. Operator's Report Operator Courtney Robertson
Operator Courtney Robertson first explained that the Lund situation is very different than SSID, in that Lund has no asset renewal fund.

Courtney delivered her report on the operations of the waterworks. She reviewed the well-1 seal inspection, the gate valves maintenance, the generator-2 electrical automation, hydrant maintenance, the events of the November water main repair, and the meters to be replaced this year. She delivered the Water Consumption Report, citing 5,705 cubic metres in 2018, with the highest use being in August.

7a. Questions/Comments

Was the contractor charged for the damage done to the water main? —B.Miles: Yes.

Request that the area around the standpipes be cleaned and that the standpipes be stabilized.

Comment that the drainage box at lot-187 is not buried.—B.Miles: It's supposed to be buried.

We used to have to be very careful with water use. Is water conservation still important?—B.Miles: We



don't have a concern. We allocate 100 cubic metres per household, and that's a small volume.—
D.Gregory: If we had low water levels, tests would show salt water incursion. John Balfour [hydrogeologist] said that even if everyone hooked up to the water system, SSID would still have no problem with the amount of water available.

Do the fire hydrants affect insurance?—B.Miles: The Fire Underwriters Survey gave SSID a better fire rating than the rest of the island. To get that better rating, there were criteria, including the sustainability of a water supply over a 2-hour period.

What happened during the tree removal recently?—J.Revitt: What started as a dangerous limb only, was determined to be a dangerous tree by faller Julian Welp. Julian gave a safety briefing, then started early to get the job done before the market opened. While he was working, a person entered the work area, so Julian had to stop work. He explained that he was unable to continue with a protester on site. Later, he said he'd come back on a non-market day to finish the work, at no extra charge to SSID.

There are some trees across from the pumphouse that should be taken down.—J.Revitt: Contact Rino Parise at MOT, and let him know you think it's dangerous. Julian won't take it down without MOT direction.

Which roads in the subdivision are MOT?—D.Gregory: All of them, and each are 66 feet wide.

You could charge the trespasser [in the tree incident]—J.Revitt: This particular time we're not going to do anything. The actions of the person speak for themselves.—D.Gregory: We've got the report in our files, and can resurrect it if ever necessary.

Thank you to the trustees.

Adjourned..... D.Gregory
3:00pm