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**Minutes of the Meeting of the Beddis Water Service Commission
Held February 28, 2019 at the Creekside Meeting Room, #108 121 McPhillips Ave Salt
Spring Island, BC**

Present: **Director:** Gary Holman
 Commission Members: Simon Wheeler, Ruth Waldick (10:10 am), Geoff Bartol
 Staff: Karla Campbell, Senior Manager SSI Electoral Area; Chris Davidson, Manager Salt Spring Engineering; Christopher Mock, Manager, Water Quality Operations; Tracey Shaver, Recording Secretary; Michelle Goss Baxter, Recording Secretary in training
 Absent: Doreen Hewitt

Karla Campbell, Senior Manager called the meeting to order at 10:05 am with a call for nominations for the position of Chair.

1. Election of Chair

Geoff Bartol nominated Simon Wheeler for the position of Chair. No other nominations were put forth; Simon Wheeler accepted the position of chair and was voted in by acclamation.

2. Approval of Agenda

MOVED by Director Holman, **SECONDED** by Commissioner Bartol,
That the Beddis Water Service Commission agenda of February 28, 2019 be approved and amended by moving item 6.1 to later in the meeting after item 6.4.

CARRIED

3. Adoption of the Minutes of October 11, 2018

Chair Wheeler requested an update on the status of hiring additional staff to deal with the workload volume. Position for Engineering Tech can be filled after the CRD approves the final budget in March 2019. The manager of engineering is leaving position which will now need to be filled as well. All capital projects will be on hold until the positions are filled.

Commissioner Waldick arrives at 10:10 am

MOVED by Commissioner Bartol, **SECONDED** by Director Holman,
That the Beddis Water Service Commission minutes of October 11, 2018 be approved.

CARRIED

4. Chair and Director Reports

4.1 Director Holman briefly reported on:

- SSIWPA transitions and proposal for one water authority for the whole island

- CRD declared Climate Emergency; initiatives brought to the Board for consideration; hire a regional energy manager and methane gas collection for Hartland landfill
- CRD Budget Presentation held in January 2019; included summary of Gas Tax funding for which small water systems are eligible for

4.2 Chair Wheeler briefly reported on:

- Effects of storm on water system and communications; PAN system is working for boil water advisory
- Discussion of communication protocol for non-boil water events effecting system; emergency repairs after business hours or on weekends are communicated by Integrated Water Services as quickly as possible

5. New Business

Manager of Salt Spring Island Engineering was asked to report on recent storm damage and water interruption events.

December 20th Wind Storm

- A tree with roots wrapped around water line caused a leak and reservoir levels to drop
- No power at the treatment plant meant no water was being produced
- Trees removed, cut to firewood size and left

February 17th

- At Sky Valley reservoir a level indicating transmitter froze causing the water level to be erroneously reported
- Older reservoir without power, so cannot heat transmitter.
- More insulation added

February 17th

- Human error with excavation of root systems in the Creekside area broke a water line causing a boil water advisory
- Entire system was asked to boil water to avoid confusion during event

Brief discussion surrounding removal of trees in Ministry of Transportation's Right of Ways where water lines are to alleviate small breaks in the system which cost the system money in repairs. Commission to consider adding \$10,000 to the 2020 Capital Plan for tree removal.

Asset Management Plan for Beddis Water system will be released when complete and is to be used as a working plan for system.

Director Holman requested an agenda item called business arising out of minutes be added to the next meeting.

6. Outstanding Business

6.1 Moved to later in the agenda after item 6.4

6.2 Request to Purchase CRD Land - Lot B, Section 76, South Salt Spring Island, Cowichan District, Plan 17642, PID 003-961-729 (Lot B)

Staff report reviewed.

MOVED by Commissioner Bartol, **SECONDED** by Commissioner Waldick,
That the Beddis Water Service Commission recommends that the Electoral Area
Services Committee recommend to the Capital Regional District Board:

To direct staff to dispose of the land on Salt Spring Island described as Lot B, Section
76, South Salt Spring Island, Cowichan District, Plan 17642, PID 003-961-729 (Lot
B), through a land sale to the adjoining land owner in accordance with the Local
Government Act and established CRD policies and procedures for disposing of CRD
land, with the following conditions:

1. that the Chief Administrative Officer will respond to the Jacques' lawyer
advising them of the disposition process,
2. that the value of Lot B be based on a market appraisal;
3. that Lot B will be consolidated with the adjoining Lot A, Section 76, South Salt
Spring Island, Cowichan District Plan 17642,
4. that the purchaser pay for an appraisal; and
5. that staff will confirm that the waterworks have been appropriately abandoned,
6. that the Chief Administrative Officer be authorized to negotiate, execute and do
all things incidental to finalizing the sale.
7. That all apparatus be included in sale as is where is

CARRIED

6.3 Islands Trust Referral: Bylaw 512 – Affordable Rental Housing Cottages Project

Brief discussion:

- 19 seasonal cottages identified in a map based review for the Beddis area
- Build out implications not provided as previously requested by CRD
- Possible that Islands Trust has already removed all CRD water system areas
from the proposed map

MOVED by Commissioner Bartol, **SECONDED** by Commissioner Waldick,
That the Beddis Water Service Commission defer consideration and comment until
Islands Trust Planner can talk to commission.

CARRIED

MOVED by Commissioner Waldick, **SECONDED** by Commissioner Wheeler,
That the Beddis Water Service Commission requests that staff investigate adding a
user charge to any new seasonal cottages and consider them single family
equivalents.

CARRIED

6.4 Emergency Preparedness- Verbal Report- Commissioner Wheeler

Brief discussion on emergency preparedness for the Island in relation to smaller
water systems.

- Good chance in various emergency situations that residents and repair
equipment will not be able to reach treatment plant or reservoirs for several
days

- Standby power systems for municipal systems are very expensive; Commission to consider adding \$20,000 to the 2020 Capital Plan
- There is only one VIHA approved potable water tanker for Southern Vancouver Island
- Consideration for a “skid mounted” water treatment system which can treat small amounts of water directly from Cusheon Lake and provide a gathering area for residents to retrieve potable water.
- Commission to consider adding \$20,000 to the 2020 Capital Plan for concept design for emergency management plan.
- Polling of other water districts to see if there interest in sharing costs for a best options study
- Bulk potable water supplier to be identified for Salt Spring Island by Integrated Water Services

6.1 Beddis Water Service – Additional Water Quality Monitoring

Commissioner Waldick has been consulting with CRD water quality staff to obtain some base data on seasonal raw water fluctuations and the effect on disinfection by-products in relation to the operation of the daft plant.

The current CRD water quality testing is comprehensive and focused on the treated water and its distribution to meet the Guidelines for Canadian Drinking Water Quality.

This additional testing is not recommended by CRD Staff.

MOVED by Commissioner Bartol, **SECONDED** by Commissioner Waldick,
That the Beddis Water Service Commission requests that option #1 be implemented as additional water testing for a period of 1 year with an optional renewal for more data collection. Option #1 is known as increasing chlorine by-product (e.g., trihalomethanes) sampling and testing frequency from quarterly to monthly at two locations. Additional cost per year: \$1,000

CARRIED

7. **Next Meeting-** Annual General Meeting to be held on April 15, 2019 starting at 1 pm in the Creekside Meeting Room.

8. Adjournment

MOVED by Commissioner Wheeler, **SECONDED** by Commissioner Bartol,
That the meeting be adjourned at 12:15 pm.

CARRIED

CHAIR

SENIOR MANAGER