

HIGHLAND WATER AND SEWER SERVICES COMMISSION (MALIVIEW)

Notice of Meeting on MONDAY, September 19, 2016 at 11:00 AM Portlock Park Meeting Room, 145 Vesuvius Bay Road, Salt Spring Island, BC

Wayne McIntyre

Carol Newmeyer

Sharon Bywater

AGENDA

- 1. Approval of Agenda
- 2. Approval of Minutes of August 25, 2016
- 3. Chair and Director Report
- 4. Reports
 - 4.1 Operating and Capital Budget

That the Highland Water and Sewer (Maliview) Service Commission recommend that the Capital Regional District Board:

- 1. Approve the 2017 operating and capital budget for the Highland Water and Sewer (Maliview) Service as presented;
- 2. Approve the 2017 user charge of \$1,163.26, and variable consumption charge of \$1.75/m³ for the Highland Water and Sewer (Maliview) Service as presented;
- 3. Balance the 2016 actual revenue and expenditures on the 2016 transfer to maintenance and capital reserves.
- 5. New Business
- 6. Outstanding Business
- 7. Adjournment



Minutes of Highland Water and Sewer Services Commission (Maliview) Held August 25, 2016 at the Portlock Park Meeting Room, 145 Vesuvius Bay Road, Salt Spring Island, BC

DRAFT

Director: Wayne McIntyre

Commission Members: Sharon Bywater (chair), Carol Newmeyer

Staff: Keith Wahlstrom, Manager, Engineering Salt Spring Electoral Area; Tracey Shaver,

Recording Secretary

The Chair called the meeting to order at 10:00 am.

1. Approval of Agenda

MOVED by Commissioner Bywater, **SECONDED** by Carol Newmeyer,

That the Highland Water and Sewer Service Commission (Maliview) meeting agenda of August 25, 2016 be approved.

CARRIED

2. Approval of Minutes of June 14, 2016

MOVED by Commissioner Bywater, SECONDED by Carol Newmeyer,

That the Highland Water and Sewer Service Commission (Maliview) meeting minutes of June 14, 2016 be approved.

CARRIED

3. Chair Report

Chair Bywater reported that she was glade to be having this meeting and potentially resolving some issues.

4. Reports

None submitted.

5. New Business

5.1 Request for Community Works Funding

Chair Bywater reviewed the report prepared by herself and Carol Newmeyer which provided a bases for discussion with Director McIntyre to consider the use of Community Works Funding to lower the financial burden to the area residents for repairs and replacement of the failing sewer system.

- Outfall repair of 2.5 years ago was a temporary solution.
- High risk for failure of current outfall; environmental impact and financial consequences
- Outfall replacement would be needed and used with future treatment system
- \$35,000 of Community Works Funding has been provided for the initial system assessments
- CCTV investigation report shows extensive repairs needed to mains
- Reducing the I&I issues will provide a better overall system
- High cost for operating current plant with emergency repairs; leaves no reserves
- Consideration of new technologies for treatment plant upgrades when needed
- Investigate different grants to help finance; Debt load on current system is low

MOVED by Director McIntyre, **SECONDED** by Commissioner Bywater, That the report for use of Community Works Funding has been received by the Highland Water and Sewer Services Commission (Maliview) with the following recommendations:

- 1- Staff to explore potential to lower costs of outfall repair
- 2- Staff to explore potential for other sources of grant funding

CARRIED

CARRIED

- 6. Outstanding Business
 No other business
- 7. Adjournment

MOVED by Commissioner Bywater, **SECONDED** by Commissioner Newmeyer, That the meeting be adjourned at 11:10 am.

CHAIR	
SENIOR MANAGER	



REPORT TO THE HIGHLAND WATER AND SEWER (MALIVIEW) COMMISSION MEETING OF MONDAY, SEPTEMBER 19, 2016

SUBJECT 2017 OPERATING AND CAPITAL BUDGETS

ISSUE

This report provides a synopsis of the 2017 operating and capital budget, highlighting significant proposed changes related to operational expenditures, debt charges, capital expenditures and revenues for the Maliview Sewer utility.

In accordance with Bylaw No. 3693, "Highland Water and Sewer Services Commission Establishment Bylaw states, "Before the end of November of each year, the Commission shall be presented with a five year operating and capital budgets for the services provided in the Service Area which shall include estimates for the administrative, development, maintenance, operational and other expenses, including debt charges, and shall submit such expenditure estimates, together with estimates for expected revenue, in a form approved by the Financial Officer of the CRD for the approval of the Regional Board and for inclusion in the Regional Board's preliminary and annual budgets."

BACKGROUND

2016 Estimated Revenue and Operating Expenditures

The actual 2016 <u>operating expenditures</u> are estimated to be **\$16,620** higher than budgeted as a result of the following:

- 1. Higher than budgeted expenditures for:
 - a. Screenings, grit & waste disposal (\$1,200)
 - b. Repairs and maintenance (\$5,740)
 - c. Water (\$180)
 - d. Labour (\$11,620)
- 2. Lower than budgeted expenditures for:
 - a. Sludge hauling (\$250)
 - b. Electricity (\$530)
 - c. Supplies (\$620)
 - d. Other operating expenses (\$720)

The actual 2016 <u>revenue</u> is estimated to be **\$170** more than budget primarily due to receiving more penalty/service charge revenue.

This results in a projected year-end net expense of \$16,450. However, anticipated debt costs will be \$7,980 less than budgeted (there will be no new borrowing in 2016). Therefore, the net expense will be \$8,470. It is proposed that the budgeted transfer to the Capital Reserve Fund be eliminated, leaving no net deficit to carry forward to 2017.

2017 OPERATING BUDGET

A decrease of **\$1,090** (-1.1%) in the 2017 operating expenses is proposed as a result of the following:

- 1. An increase in expenditures for:
 - a. Sludge hauling contract (\$190)
 - b. Screenings, grit and waste sludge disposal (\$310)
 - c. Repairs and maintenance (\$40)
 - d. Allocations (\$2,520)
 - i. Overhead charges related to vehicles were previously accounted for in the labour charge out rate. Vehicle costs are now removed from the labour rate and are now tracked and charged under a vehicle allocation (\$1,620)
 - e. Electricity (\$130)
 - f. Water (\$10)
 - g. Supplies (\$10)
 - h. Other operating expenses (\$70)
- 2. A decrease in expenditures for:
 - a. Labour Charges (\$4,370)
 - i. The labour charge out rate in previous budgets included overhead charges related to vehicles. Vehicle overhead costs are now removed from the labour charge out rate and is now tracked separately as a "vehicle allocation" (\$1,620).

2017 DEBT AND RESERVES FUNDS

Maintenance Reserves

Maintenance reserves are to be used for the purchase of equipment and supplies that are typically not replaced annually and also include system maintenance activities such as sewer collection system flushing and odour control bio-filter media removal and replacement that occur less frequently than annually.

It is proposed that transfers to the maintenance reserves increase slightly from \$17,880 to \$18,150.

The Maintenance Reserve fund balance at the end of 2016 is estimated to be \$27,043.

Capital Reserve Fund

It is proposed that \$11,510 be transferred to the Capital Reserve Fund in order to prepare for anticipated future capital replacement projects.

The Capital Reserve Fund balance at the end of 2016 is estimated to be \$13,581.

MFA Debt

The annual debt servicing costs are estimated to be \$10,890 as a result of a proposed debt issuance to fund upgrades. These costs will only be incurred if the utility moves forward with borrowing money to support the proposed capital program.

2017 REVENUE (Parcel Taxes, Fixed, and Variable User Charges)

It is proposed that:

- 1. Sewer use sales revenue remain at the 2016 level of \$27,000; the current consumption charge rate is \$1.75/m³ of total water provided or delivered to the building served by the sewer connection to the CRD Highland/Fernwood Water System.
- 2. Other revenue remain at the 2016 level of \$150.
- 3. The user charge remains at the 2016 level of \$110,510; based on 95 sewer connections equates to \$1,163.26 per connection.

Important note regarding parcel tax. At its November 24, 2015 meeting, the Commission, in an effort to reduce costs, elected to eliminate the parcel tax of approximately \$330 per property and increased the user fee accordingly. As result, parcel tax is no longer levied for this service.

<u>2017 – 2021 FIVE YEAR CAPITAL PLAN</u>

The 2016 capital plan had anticipated the utility would receive and adopt their strategic asset management plan (SAMP) and begin to implement works from the SAMP. A draft version of SAMP was received by the Commission in 2016, but public consultation and final adoption of the SAMP has not occurred.

The Maliview Wastewater Service Area did receive \$35,000 of Community Works Funds (CWF) to complete two projects (outfall design and Closed Circuit Television (CCTV) Inspections of the sewage collection pipes). These two projects informed the future capital budget process.

The five year capital plan for Maliview is the result of the draft SAMP and the outcome of the CWF supported preliminary work.

The 2016 budget included an allocation for public engagement and obtaining approval from the members of the Maliview Wastewater Service Area for a loan authorization to fund work that is planned over the next 5 years (\$4,300). This project is a carry forward (to 2017) in the budget under the assumption it may not occur prior to December 31, 2016.

Projects that were included in the 2016 budget that have been moved to 2017 (and are subject to securing funds) are:

WWTP Building Upgrades: \$ 8,000
Repair/Replace Main /Services on Maliview Road: \$ 50,000
Replace 120m of the Land Portion of the Outfall: \$ 135,000

Additional projects anticipated for Maliview Wastewater Service Area are outlined in the attached budget and include:

- 2018 Collection System Repairs Phase 1 (\$150,000)
- 2019 Collection System Repairs Phase 2 (\$150,000)

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 2020 Construction of additional primary treatment in order to ensure the system operates within the regulatory requirements (\$860,000)

RECOMMENDATIONS

That the Highland Water and Sewer (Maliview) Service Commission recommend that the Capital Regional District Board:

- 1. Approve the 2017 operating and capital budget for the Highland Water and Sewer (Maliview) Service as presented;
- 2. Approve the 2017 user charge of \$1,163.26, and variable consumption charge of \$1.75/m³ for the Highland Water and Sewer (Maliview) Service as presented;
- 3. Balance the 2016 actual revenue and expenditures on the 2016 transfer to maintenance and capital reserves.

Hampbell

Karla Campbell, Senior Manager Salt Spring Island Electoral Area

Diomnskockarce

Rianna Lachance, BCom, CPA, CA, Manager of Financial Planning and Analysis Concurrence

Matt McCrank, M.Sc., P.Eng.

Senior Manager, Infrastructure Operations

Integrated Water Services

Concurrence

Attachment: 2017 Budget - Maliview Sewer Utility

CAPITAL REGIONAL DISTRICT

2017 Budget

Maliview Sewer Utility (SSI)

Committee Review

Compiled and Presented by CRD Finance

Committee: Electoral Area Services 3.820 Maliview Sewer Utility (SSI) Service:

DEFINITION:

To operate and maintain a sewage collection and disposal system for the Maliview Estates Sewage Collection and disposal System Specified Area on Salt Spring Island (Local Service Establishment Bylaw No. 1938, October 23, 1991)

PARTICIPATION:

Maliview Estates - G(764) LSA#12

MAXIMUM LEVY:

Greater of \$20,000 or \$2.50 / \$1,000 to a maximum of \$69,068 on actual assessed value of land and improvements.

MAXIMUM CAPITAL DEBT:

COMMITTEE:

Highlands Sewer & Water Committee

FUNDING:

Any deficiencies after user charge and/or frontage tax or parcel tax to be levied on taxable school assessments, excluding property that is taxable for school purposes on by Special Act.

User Charge: Annual Fixed Fee per water service connection \$1,163.26 per SFE

Annual, levied only on properties capable of being connected to the system.

Parcel Tax:

Consumption Charge: \$1.75 per cubic meter of total water provided or delivered to the building served by the sewer connection to the CRD Highland Water System

Connection Charge: Actual cost to connect

RESERVE FUND:

Maliview Estates Sewerage System Capital Reserve Fund, Bylaw No. 1499 (Dec. 17, 1986)

				BUDGET REQUES	EQUEST		FU	UTURE PROJECTION	JECTIONS	10	
aliview Sewer Utility (SSI)	2016 BOARD	2016 EST	2017 CORE	2017 ONGOING	2017 ONE-TIME	2017					
	BUDGET	ACTUAL	BUDGET			TOTAL	2018	2019	2020	2021	

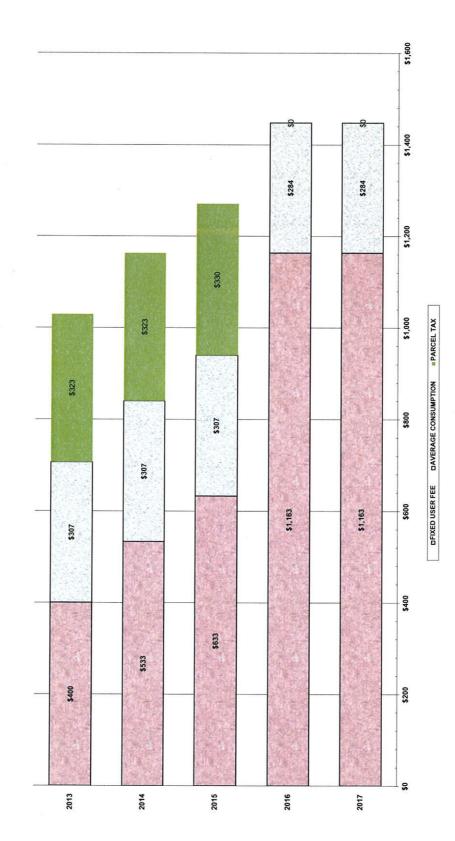
3.820 MALIVIEW SEWER

				BUDGET REQUEST	EQUEST		FUT	FUTURE PROJECTIONS	JECTION	S
Maliview Sewer Utility (SSI)	2016 BOARD BUDGET	2016 EST ACTUAL	2017 CORE BUDGET	2017 ONGOING	2017 ONE-TIME	2017 TOTAL	2018	2019	2020	2021
OPERATING COSTS:			***							
Sludge Hauling Contracts	13,000	12,750	13,190	•	•	13,190	13,450	13,720	13,990	14,270
Screenings, Grit & Waste Studge Disposal Repairs & Maintenance	20,800	22,000	21,110	1	•		21,530	21,960	22,400	22,850
Altocations	10,260	10,260	2,86U 12.780		1 1	2,860	2,910	2,960	3,010	3,060
Electricity	3,200	2,670	3,330	•	,		3,400	3,470	3,540	3,610
Water	009	280	610	,	1		620	630	640	650
Supplies Labour Charace	1,120	500	1,130	1	1		1,150	1,170	1,190	1,210
Other Operating Expenses	7,990	7,270	34,040 8,060		* 1	34,040 8,060	34,710 8,210	35,400 8,360	36,110 8,510	36,840 8,660
TOTAL OPERATING COSTS	98,200	114,820	97,110		3	97,110	99,020	100,970	102,960	104,990
*Percentage Increase over prior year						-1.1%	2.0%	2.0%	2.0%	2.0%
DEBT/RESERVES Transfer to Canifel Bosonio Bund	0 470		4 7 6					,		
Transfer to Maintenance Reserve	6,470	17,880	18,150		. ,	11,510 18,150	1,500 18,510	1,500 18,880	8,600 19,260	19,650
Debt Reserve Fund MFA Principal Payment	1,930	3.250	3 250	•	3			1 60	, (' 6
MFA Interest Payment	7,930	1,880	7,640	t i		3,250 7,640	13,250	21,020 23,350	28,790 54,520	73,360
TOTAL DEBT / RESERVES	39,460	23,010	40,550	1		40,550	49,110	64,750	111,170	161,860
TOTAL COSTS	137,660	137,830	137,660		n and the second	137,660	148,130	165,720	214,130	266,850
FUNDING SOURCES (REVENUE)										
Sales - Sewer Use User Charges Other Revenue	(27,000) (110,510) (150)	(27,000) (110,510) (320)	(27,000) (110,510) (150)	1 1 1		(27,000) (110,510) (150)	(27,000) (120,980) (150)	(27,000) (138,570) (150)	(27,000) (186,980) (150)	(27,000) (239,700) (150)
TOTAL REVENUE	(137,660)	(137,830)	(137,660)		•	(137,660)	(148,130)	(165,720)	(214,130)	(266,850)
REQUISITION - PARCEL TAX	1	•	1	1	4	•	,	•	•	•
◆Percentage increase over prior year User Charges Requisition Combined	The state of the s					0.0% 0.0% 0.0%	9.5% 0.0% 9.5%	14.5% 0.0% 14.5%	34.9% 0.0% 34.9%	28.2% 0.0% 28.2%

Committee: Electoral Area (Assessments \$(000's)	32.868	28,962	28,344	26,858	26,866	27.627	
Committee	Bylaw	3777	3822	3822	3925			
	Tax & Charges	\$669.61	\$722.86	\$722.86	\$855.70	\$963.26	\$1,163.26	\$1,163.26
ility (SSI)	User Charge	\$346.73	\$400.00	\$400.00	\$532.84	\$632.84	\$1,163.26	\$1,163.26
3.820 Maliview Sewer Utility (SSI)	Connections	94	92	95	92	95	95	92
3.820 M	Parcel Tax	\$322.88	\$322.86	\$322.86	\$322.86	\$330.42	\$0.00	\$0.00
Service:	Taxable <u>Folios</u>	94	94	94	94	94	94	94
κ̈	Year	2011	2012	2013	2014	2015	2016	2017

Services

CAPITAL REGIONAL DISTRICT MALIVIEW SEWER FUNDING ANALYSIS 2013-2017



Actual Costs 2013-2016, Projected 2017 Prepared by CRD Finance 12/09/2016

CAPITAL REGIONAL DISTRICT CAPITAL PLAN

2017 & Forecast 2018 to 2021 CAPITAL BUDGET FORM

Service #: Service Name:

Maliview Sewer (SSI) 3.820

		THE PROPERTY OF THE PROPERTY O			Total							
			sset F	Asset Funding	Project	Carry			•			5 - Year
Š	Exp.Type	E	Class S	Source	Budget	Forward	2017	2018	2019	2020	2021	Total
17-01	Renewal	WWTP Building Upgrades S		Debt		0	8,000	s	1	-		8.000
17-02		Repair/Replace Main/Service on MaliyS		Debt			50,000	-	'	1		50,000
18-01		Collection System Repairs - Phase 1 S		Debt			ı	150,000	<u>'</u>	,		150,000
19-01		Collection System Repairs - Phase 2 S		Debt					150,000		0	150,000
		LANCE TO THE PROPERTY AND PARTY.					0	0	0	0	0	0
		Sub-total			358,000	0	58,000	150,000	150,000	0	0	358,000
17.03	Replacement	Box are Brain of a section of a		4	425 000	•	401.000					
2	_	replace Laird Political Of Cultail - College		Dept	135,000	0	135,000					135,000
		Sub-total			135,000	0	135,000	0	0	0	0	135,000
16-01 New	New	Public Engagement and Funding ApprlS		Cap		4,300	t	-	,	1	0	0
20-20		Additional Primary Treatment S		Debt		-	•	1	-	860,000	0	860,000
							0	0	0	0	0	0
		THE PROPERTY OF THE PROPERTY O				0	0	0	0	0	0	0
							0	0	0	0	0	0
	***************************************	Sub-total			864,300	4,300	0	0	0	860,000	0	860,000
		1		L					-			
		i otal			1,357,300	4,300	193,000	150,000 150,000	150,000	860,000		1,353,000

Asset Class	L - Land	S - Engineering Structure	B - Buildings	V - Vehicles	E - Equipment		
	10						
e Codes	= Debenture Debt (new debt only)	= Equipment Replacement Fund	= Grants (Federal, Provincial)		 Donations / Third Party Funding 	= Reserve Fund	Short Term Loans

Funding Source Codes

Grant

ERF

Debt

Other

Cap

Res

STLoan

Capital Expendi	ture Iype
New	Expenditure for new asset only
Renewal	Expenditure replaces an existing asset and extends the service ability or enhances technology in delivering that service
Replacement	Expenditure replaces an existing asset

	Services: 3,320 Kathrive Servir Utility (\$51)	Sarvices
16-01	Public Engagement and Funding Approval (2018)	1,30
	In order to proceed with the capital work program, the users need to be provided dekated information and episional to bostow noney needed	
17-03	WMTP Building Upgrades (2017)	\$3.00 100
	The roof and building envelop of the bled at the Makview treatment plant arts are in need of replacement	
17-02	RepainReplace Main/Service on Mallylew Road (2017)	\$50,000
	A section of the sewer is incorrectly graded, requiring frequent mentionance to clear biochages. There are also too intrada that require constant fustings and mentionance	
17-03	Replace Land Portion of Outfall - Construction (2017)	\$135,000
	The land portion of the outfall had a feltive in 2011 and 2014 is A video inspection shows the main is serveiby determined and interior policement is complete weight funding.	\$150,000
3	Collection System Repains - Phase 1 (2018)	
	For the replacement of pipes and mankoles in areas where inflowinfithation has been found to be high. This work has been estimated to cost \$150,000/peer for two peers.	
<u> </u>	Collection System Repairs - Phase 2 (2019)	\$150,000
20.70	For the replacement of pipes and mathodes in areas where inflowingfliation has been found to be high. This work has been additional Primary Transmant Forthal	
į		000'00984

1. Proposed Capital Replacement 2015 Onward

The following table reflects the proposed capital replacement strategy.

		Table 9: Proceed Carlel Process For Malviss Sesses	
,			T-S CHIEF CONC.
	component	Project Usacription	(\$2.016)
8	2018 Land Portion of Outfall Construction	Construction Only (Desum Complete in 2015/2016)*	\$135,000
2016	2016 Ropar Problem Laterals	There are two laterals that recurs cores sive mentionerse, therefore reclams to stop resurrise maintenance (super-	\$25,000
2016	2016 Repair/Replace Problem Main	There is one sociator of growly sewer main that requires excessive manitenance, therefore replace to stop recurring maintenance sound.	\$25,000
2016	2016 Slocage Building	Re-cod, paint and updrace.	ÇB OON
2018	oon Inspection (Phase2)	Second phase of inflow and infibation inspection	\$5,000
201	2017 Santary Sowers Inspection Program	Robeir agnificiant inflow mile greathy sewer mains (Phases).	\$75,000
2017	2017 Santary Sewers Inspection Program	Rober significant inflow into granty sewer mains (Phases).	\$75,000
2018	2018 Sanitary Sewers Inspection Program	Roger significant inflow into gravity zewor mains (Phases).	\$75,000
\$018	2018 Sanitary Sewers Inspection Program	Popular significant programmer mans (Pacack) *	\$75,000
2018	2019 Additional primary trestment (ultra-fine screening)	Foasibility study, grant applications, detailed design and construction 18	\$960,000
2025	2025 Gravity System	All components are at their end of Ide. Approximately 1200 metros plus 12 manhales.	\$1 400 000
2025	2025 Force main System	All components are at their and of life. Approximately 110 metres	\$100,000
292	2027 RBC	RBC is now ond of ide?	\$400,000
202	2027 Influent Components	All influent components will be at their and of life?	\$200,000
Š	2045 Marine Outfall	Replace mene section of cutfat ²	\$140,000
200	2045 Barine Orden		

⁽²⁰¹⁴⁾ When the Quickle is constituted the secule personal control of sealing (methods 50) and the Constituted the secule control of the Constituted of the Constitut

The 2011 Stantoc Report states that to achieve regulatory compliance requirements, prescreening will be required.

Maliview Sewer Reserves Summary Schedule 2016 - 2020 Financial Plan

Reserve/Fund Summary

				Budget		
	2016 Estimate	2017	2018	2019	2020	2021
Maintenance Reserve	27,043	45,193	63,703	82,583	101,843	121,493
Capital Reserve Reserve Fund	13,581	25,091	26,591	28,091	36,691	36,691
Total September 2007 Comments of Comments	40,624	70,284	90,294	110,674	138,534	158,184

Reserve Schedule

Reserve Fund: 3.820 Maliview Sewer Utility (SSI) Capital Reserve Fund (Bylaw No.: 1499)

Reserve Cash Flow

Fund: 1041 Fund Center: 101385	Estimate			Budget		
	2016	2017	2018	2019	2020	2021
Beginning Balance	12,742	13,581	25,091	26,591	28,091	36,691
Transfer to Cap Fund (Based on Capital Plan)	839					
Transfer from Operating Budget Interest Income*	ı	11,510	1,500	1,500	8,600	ı
Ending Balance \$	13,581	25,091	26,591	28,091	36,691	36,691

^{*} Interest should be included in determining the estimated ending balance for the current year. Interest in planning years nets against inflation which is not included.