



Making a difference...together

**Minutes of the Lyall Harbour/Boot Cove Water Local Service Committee
ANNUAL GENERAL MEETING
Held Saturday, 27 August 2011
Saturna Recreation and Cultural Centre**

Present: Pat Carney (C), Marcia Harter, Ian Rowe, Bob Bruce
CRD Staff: Tim Tanton, Senior Manager, Infrastructure Engineering, Lorrie Siemens
(Recording Secretary)
14 members of the public

Regrets: CRD Electoral Area Director, Ken Hancock, John Money

1. CALL TO ORDER

Chair Carney called the meeting to order at 1:05 p.m.

2. APPROVAL OF AGENDA

The following changes were made to the agenda:

- Add Item 6 - Verbal Report on Harris Road
- Add Item 7 - Islands Trust Proposed Bylaw No. 104
- Remaining items to follow in sequence.

MOVED by Marcia Harter, **SECONDED** by Ian Rowe that the agenda of the Lyall Harbour/Boot Cove Water Local Service Committee be approved as amended.

CARRIED

3. MINUTES OF 06 NOVEMBER 2010 ANNUAL GENERAL MEETING

The minutes of the Annual General Meeting of November 6, 2011 were provided for information.

4. CHAIR'S REPORT

Chair Carney provided a written report and thanked the committee members for their efforts over the past year. The Chair's reported on the following:

- Receipt of Municipal Rural Infrastructure Grant and lack of progress.
- Concerns with costs of project.
- Urgency of proceeding with the project and completing on time.

5. ANNUAL REPORT ON OPERATIONS

Staff presented a written report and a PowerPoint presentation. The following topics were addressed:

- Operations
- Water Supply and Demand
- Water Quality

- System Upgrade Project
- Planning for a Water Usage Charge
- Financial Report - 2010

Staff responded to questions from the public throughout the presentation.

A discussion took place on consumption charge alternatives.

The Annual Report on Operations was received for information.

6. VERBAL REPORT ON HARRIS ROAD

Staff reported the following:

- CRD requested Ministry of Highways (MOH) to install barriers on Harris Road for safety reasons and to avoid vehicles inadvertently ending up in the reservoir. The road is very narrow and is cut into the adjacent shale bank. To widen the road would be very expensive.
- Reflective markers were installed by MOH.
- Discussions with CRD and MOH took place and the recommended solution was the installation of W barriers.
- Cost estimate was \$16,000 with MOH verbally offering to pay 50%.
- Staffing changes at MOH have taken place and CRD will contact MOH to determine if offer still stands.

The Harris Road issue will be brought to the next committee meeting in September.

7. ISLANDS TRUST PROPOSED BYLAW NO. 104

The committee advised that in 2010 the land use bylaw was amended to allow a storage building on a vacant lot. Until the passing of the amendment (Bylaw 100) it was not legal to build a structure over 100 square feet unless the owner already had a permit for a residence on that property. With the need to conserve water on the Saturna and to help in fighting fires, the local trust committee is proposing that this newly permitted storage building (permitted by Bylaw 100) also include a 1,000 gallon water catchment and storage system. The new proposed bylaw is Bylaw No. 104. The proposed bylaw would only apply to buildings that are constructed prior to the construction of a residence. The proposed bylaw applies to structures that will be built on undeveloped lots anywhere within the Saturna Island local trust area.

MOVED by Marcia Harter, **SECONDED** by Ian Rowe that the Lyall Harbour/Boot Cove Water Local Service Committee send a request to Islands Trust that their customers be exempt from proposed Bylaw No. 104 because they have paid and continue to pay a parcel tax to ensure present and future water supplies from the large catchment system, Money Lake.

Support for the motion by the public was received by a show of hands. The committee then voted on the motion.

CARRIED

Committee member Marcia Harter advised that she will send a letter to Islands Trust advising of the committee's position on the Bylaw.

Staff were directed to:

- Provide a staff report to the committee at a future meeting regarding parcel tax and how it relates to public buildings.
- Send the tender documents to the committee members.
- Bring forward a report to the committee at a future meeting on how to make it easier for property owners to obtain a water connection.

8. ELECTION OF OFFICERS

Chair Carney reported that the terms of office for Bob Bruce and Marcia Harter were expiring on December 31, 2011 and that an election will take place for two two-year terms beginning January 1, 2012 and expiring on December 31, 2013. She then called for nominations.

Marcia Harter and Bob Bruce were nominated and agreed to stand. Nominations were called for two more times, and hearing none, Marcia Harter and Bob Bruce were elected by acclamation. Their names will be forwarded to the CRD Board for appointment.

9. NEW BUSINESS

An additional system operator, Wes Foster, was introduced. Wes will be working with John Wiznuk on Saturna Island.

10. ADJOURNMENT

The meeting was adjourned at 2:45 p.m.

LYALL HARBOUR/BOOT COVE WATER LOCAL SERVICE COMMITTEE
QUESTIONS AND ANSWERS
ANNUAL GENERAL MEETING - 27 AUGUST 2011

Q = Committee or Public
A = CRD Staff

Q. What size is the tank?

A. *We're tendering two options. 30,000 Imperial Gallons and 40,000 Imperial Gallons.*

Q. Does the tender include the installation of the tank?

A. Yes.

Q. Is the access for installing the tank through an existing easement?

A. *There is a legal statutory right of way that goes up to the tank but it is not physically accessible. So we have been using an alternate route with the understanding of the property owner.*

Q. So we will continue to use that access for the construction of the second tank?

A. *That is our plan and we are in discussions with the property owner right now.*

Q. I was present when the property owner told the engineer from Genivar that he wanted ten connections on a future subdivision in order to allow access.

A. *In the CRD's view, that is a completely separate issue. There is a process for that. If the owner wants to either join a new lot to the service area or create a subdivision, those are separate processes and have nothing to do with access. We are dealing with the property owner right now about the access only.*

Q. Do you have negotiated access to construct the tank?

A. *No, but we have reason to believe that we will get access.*

Q. What kind of costs would be involved in that access?

A. *I'm not sure that there would be any cost.*

Q. Is there an alternative if for some reason negotiations are not successful.

A. *There is no practical alternative.*

Q. How can we guarantee the contractor access if it has not been negotiated access to that point?

A. *We would have to have completed negotiations before award of tender. Before October 12 we will have to have an access agreement.*

Q. Can you build or install a tank from November, December, January and February?

A. Yes

Q. Does the pipe connected to the tank right now need to be upgraded?

A. *We will probably install another pipe within our legal access. Just to be clear, we have a legal statutory right of way that cannot be used for construction access but we do have pipes going that way. So we will continue to use our legal access for the pipes and need to negotiate on how the construction materials and vehicles get in to the tank site.*

Q. There must have been some kind of construction access easement to that site when the first tank was put in. Is it possible that that access easement that must have been in place when the first tank was put in for the recreation centre would still be in place?

A. *That's something that we need to find out but we are not sure if there was a formal access agreement.*

Q. Assuming that it may not be finished before the grant period ends, is there a plan to extend the grant period?

A. *We have talked about that and have had some success with other grants of the same nature on getting them extended. The reality is that if we are 75% built, money would not likely be held back. We have spoken to the provincial grant staff and they have noted that if progress is being made, funding would not be revoked. Our goal is to finish the plant by February 28 but we are also pursuing an extension in the background.*

Q. Are you planning on spending all the money?

A. *Yes. The consultant has produced estimates for each phase of the work and we are within those estimates. We are not expecting that costs will be lower than the estimate.*

Q. This DAF plant was something that we had a big presentation on. We had to understand this new technology and now you are telling us that what we believed in then was faulty? How could we have avoided that?

A. *I don't know how you could avoid it. I will also tell you that you are not the only smaller system where CRD was planning to use a DAF plant. As the CRD gained experience with building and operating DAF plants we learned that DAF plant costs were higher than we thought.*

Q. Can you tell us what the new plant is?

A. *When we did a strategic review, we realized that the reason the plant was challenging to build was that there was absolutely no storage. So if people use a lot more water, your plant has to ramp up. So if your plant has to treat everything from the very lowest flow rate to the very highest flow rate you are going to use which is a big range in flows because you have no storage. There is a trade-off economically; if you build some storage, then your plant can operate more or less closer to a steady state. It operates in a narrower band because you are producing to fill the tank all the time and it does not have to go up instantaneously when people start watering or have a peak.*

We are resizing some of the components that are in your current treatment plant and will re-use anything that we can because we need to save money.

Q. Why did we stop using the original storage tank that ended being given to the recreation centre?

A. *That history I do not know.*

- Q. With the new water quality, will it resolve some of the coloured water issues?
- A. *Yes. Everyone knows about the seepage that comes out below the dam? We had that analyzed and found out that most of it is not coming from the lake. It is groundwater coming off the big hill above. The problem with groundwater is that there is a lot of manganese and iron in it. We will have to design a treatment process that takes care of that.*
- Q. Since the new plant will use the same building, what will you do in that building?
- A. *We currently have sand filtration and activated carbon filtration and we will be changing the size of those units. We will also have chlorination as well and that's basically the extent of it.*
- Q. Originally we were going to build a new treatment plant. Is the existing treatment plant big enough?
- A. *Yes. We do believe everything will fit.*
- Q. Can you tell us the consultant's strategy?
- A. *The consultant has been on site and the philosophy is to use the seepage water preferentially because it is of a higher quality. Most of the time we would collect seepage water and run it to the treatment plant. If more is needed, then Money Lake would be used. In addition to that, if we are going to use less than the available seepage, we would take the seepage we are not using and pump it back into Money Lake.*

August 27, 2011
Chairs Report
Lyall Harbour Boot Cove Water
Local Service Committee

LHBC WATER CHAIRS REPORT 2011

Thanks and welcome. Intro all by name. No Ken Hancock

Usually say it was a busy year. My concern this year is that not busy enough. In 2008 we applied for and received a Muni Rural Infr Grant for \$ 1,279,000 grant to upgrade our water system, which supplies the community core and property owners in Lyall Harbour and Boot Cove. The money was to provide for a new water treatment plant, new storage tank and distribution improvements.

System owners borrowed the money to pay our one third share, and have been paying it over the last three years. But in fact, little to show for our money. Yes, overall the system is operating better, with more water in Money Lake. Yes, meters were installed. But with only seven months left, mostly winter months, before the grant period ends in March 2011, only 15 per cent of the system upgrade budget has been spent. So where is the meat?

We know that the system originally proposed proved inappropriate and over budget, and consultants were retained to design a new project. But little has happened on the ground.. We have not received a revised capital project budget. Tenders have not yet been called for the downsized project,.

There are concerns about the costs we have been give such as \$350,000 for a new storage tank. There are access issues to the site of the new tank which have not yet been resolved. The clock is ticking. We look forward to hearing how this \$1 million dollars will be spent in the next few months and what will happen if it isn't. You will hear that there are other costly projects which will be needed in the future. How will they be funded? Are system owners paying more than our share of the downsized project costs? We are looking forward to hearing some answers.