

DEWDNEY AREA IMPROVEMENT DISTRICT

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TRUSTEE BOARD MEETING

September 21, 2016 – 7 PM

Hatzic Prairie Community Hall, 10845 Farms Road, Hatzic Prairie

Minutes

In Attendance:

Doug McNeil (Chairman)
Deb McKay
Brett Vander Wyk
Jim Loewen
Roy Chaplin
Paul Anderson
Rod Shead
Steve Anderson

Absent:

David Scott

Gwen Zayonce (Administrator/Finance Officer)
Larry Wiens (Project Manager)
Bruce Edwards (Engineering Consultant)

Call to Order:

7:06 PM

Motion:

To adopt September 21, 2016, meeting agenda
Deb McKay/Brett Vander Wyk
Favor: 7 Opposed: None Abstentions: None Motion: Adopted

Motion:

To adopt June 21, 2016 Trustee meeting minutes.
David Scott/Brett Vander Wyk
Favor: 7 Opposed: None Abstentions: None Motion: Adopted
Signed: Doug McNeil Chair September 21, 2016

Motion:

To adopt a resolution to hold an in-camera meeting immediately following this public meeting to discuss staff matters.
Jim Loewen/Roy Chaplin
Favor: 7 Opposed: None Abstentions: None Motion: Adopted
Signed: Resolution 36 - Doug McNeill- September 21, 2016

REPORTS:

Dike Manager Report:

See Appendix (1)

Questions raised by trustee's and ratepayers were responded to by Ron Beck (Dike Manager).

Administrator/Finance Officers Report:

See Appendix (2)

Questions raised by trustee's and ratepayers were responded to by Gwen Zayonce (Administrator/Finance Officer)

Project Manager Report:

Mr. Wiens report on the current projects and presented the board with a possible 5-year plan to be reviewed by trustee's only at this time.

Questions raised by trustee's and ratepayers were responded to by Larry Wiens (Project Manager) and Bruce Edwards.

Mr. Edwards stated that the problems we were having with one of the new pumps is being addressed and should be fixed at no charge to DAID as the original contractor has agreed to repair.

Mr. Wiens concluded by stating he will be resigning from his position on the board as Project Manager. He will continue until October 31, 2016 to complete any transactions required.

Hydro Report:

Bruce Edwards reported that we are still maintaining demand charges and that no date has been set to proceed with the reduction of the demand charges. Questions raised by trustee's and ratepayers were responded to by Bruce Edwards and centered around the ongoing power outages. Mr. Edwards reported that outages have been to a number of factors and are addressed as they happen. It was suggested that DAID adopt a scheduled inspection policy. Mr. Edwards addressed the costs as would include power line crews. As no adverse effects have occurred we shall continue to closely monitor. Mr. Edwards provided specific data on power outages (*See Appendix 3*)

OLD BUSINESS:

Administration: Report on Vice Chair policy

Gwen Zayonce reported that a review of the minutes' shows the position of vice chair has been in place in April 1994.

Trustee Chaplin stated lines from bylaw 60 from 2009 with meeting rules that were set. It was agreed that the administrator will email bylaw 60 to all trustees for further review as to meeting policies.

Motion:

To adopt the Post AGM April 13, 2016 meeting minutes as distributed
Deb McKay/ Jim Loewen

Favor: 7 Opposed: None Abstentions: None Motion: Adopted

Signed: Doug McNeill Chairman September 21, 2016

Motion:

For the board to review Bylaw 60 in regards to the voting of a yearly vice-Chairman position and any other meeting polices within that may need further evaluation.

Deb McKay/Jim Loewen

Favor: 7 Opposed: None Abstentions: None Motion: Adopted

**Administrator
Report on Dates
Oct. Meeting**

Gwen Zayonce advised that the only date in October for a meeting at Clark is on the 19th. She further stated that time to do mail outs and advertising for this meeting need to be considered.

Administrator is to obtain and email February 2017 availability for Clark Theatre

Motion:

To hold a Special Meeting in October of 2016 to present voting/representation options and seek guidance from the ratepayer via survey. Send meeting notification to all ratepayers via mail."

Deb McKay/ David Scott

Motion Amended:

To hold a Special Meeting in February 2017 to present voting/representation options and seek guidance from the ratepayer via survey. Send meeting notification to all ratepayers via mail."

Deb McKay/ Rod Shead.

Favor: 7 Opposed: None Abstentions: None Motion: Adopted

DAID Database:

Gwen Zayonce expressed her concern as to the status of the database as she has found many areas of corrupted cells and wanted to stress urgency to have this database replaced by year end before next assessment update is required. Trustee McKay also advised she has same concerns as working with to prepare for special meeting. Trustee McKay advised it would be best to replace due to age and to ensure our system is intergraded to accommodate BC Assessment software.

Motion:

To have trustee Deb McKay obtain 3 quotes to get software written to replace DAID database and tax invoicing software.

Jim Loewen/ Brett Vander Wyk

Favor: 7 Opposed: None Abstentions: None Motion: Adopted

NEW BUSINESS:

Non-Discloser Statements: Trustees were provided sample copies of non-discloser statements for review. It was agreed that all trustees are to review for future implementation for trustees and staff.

Petitions:

- 1- **Fair Taxation:**
- 2- **Lake levels :**

Ratepayer Greg Stuart presented Chairman Doug McNeill with 2 signed petitions one for each listed issue. (Attached *appendix 4*-letter of results of each petition)

Chairman McNeill advised that the information in both could be useful with the obtaining for a permanent water license and for the upcoming taxation meeting. The full results were referred to the administrator for filing.

Public Questions

Questions presented by ratepayers were answered by DAID trustee's and staff.

**Date for next
Trustee Board
Meeting:**

October 26, 2016 Hatzic Prairie Hall

Meeting Adjourned: 9:40 pm

X Oct 26, 2016

X J. Douglas McNeill

Appendix 1

Dike Manager Report

Jul 4 Changed all locks

Jul 20 Last day of pumping total pump hours 972

Jul 28 Slide gates lowered

Aug 28 Moved Jon boat to Everglades

Aug 29 Removed log from flood gate area

Sept 1 Someone tried to break into old pump house. They cut chain and broke door latch.

Sept 4 Power problem again. Started raising slide gates

Sept 11 Cut grass around pump house

Sept 14 Returned Jon boat to pump house

Sept 15 Raised last slide gate

Sept 16 Power on

Sept 19 Power out again

Appendix 2

Administration/Finance

September 2016

July was very busy with an audit deadline which was submitted on time for the 31st. The audit has been complete and we are still awaiting the final results. As I had to reconstruct the whole project file this has now been saved for the DAID system also.

Payments have been coming in and to date we have received 172 payments for \$144,328.63.

October will be very busy processing payments and collection follow up for arrears. I am holding 33 post dated items for a total of \$36,318.88, for a total \$180,647.51. 2016 issued tax bills were for \$358,038.09 which is about ½ of the amount outstanding for 2016.

We still have approximately 6 ratepayers that have arrears from 2014 for \$4,629.36 onward and I will be proceeding with the lawyer on these amounts in early October as demand letters have expired. Collection follow up on apx. 25 ratepayers for \$29,919.76 still owing for 2015 will also begin in October.

Continuing to look at cost reductions, I also managed to reduce our yearly rate for our storage unit for a savings of apx. \$200.00

Appendix 3
September 25, 2016

BY: Bruce Edwards.

Power outages

Power to the pumping stations was restored last Friday ca 3:30 PM.

Recent power outage history, further to questions raised at the September 21 Board meeting;

Four times linemen or I found fresh feathers of fast fried foolish fowl. The power line runs beside a silage cornfield, so that may be a factor.

1. 2014; I found a small pile of bloody white feathers between poles about halfway along the line. Coyote/s apparently got most of the carcass. I found fresh coyote droppings nearby. Wingspan would have to be greater than about 3' to touch or lethally approach two phases simultaneously.
2. 2015 Dec 10; I found a small patch of guts between poles, north of the metering pole. See photo emailed separately.
3. 2016 May 14; No apparent cause. If it was a bird, coyotes may have got the fried remains before I arrived.
The overhead power line is about 730 m long with tall grass and blackberry canes underneath, so a small pile of bird remains is easy to miss on walking the line to ensure that it is intact before re-energizing it.
4. 2016 June 9; First fault corrected at the metering pole downstream of the Phase B metering riser insulator. Burned guts & droppings were on the mounting bracket. The lightning arrester blew out at the 1949 pumphouse. There was no apparent lightning, so a voltage surge may have been caused by the bird short-circuit.
5. 2016 Sept 23; Second almost identical fault downstream of the Phase B metering riser insulator. Hydro's fuse failed to indicate that it had blown. This time, I insisted that the line crew replace the insulator and the riser, rather than splicing it as before, and wrap the bracket with heavy insulating tape. If BCH hadn't reneged on its informal initial agreement to permit secondary metering as I requested, the metering pole faults would have been avoided, as the metering transformers provide grounded perches for birds close to exposed lethal voltages. That would also have reduced demand charges. Photos follow separately.

Power outages did not impact pumping and Hydro charges.

Dewdney Area Improvement District
P.O. Box 3005
Mission, B.C. V2V 4J3

APPENDIX 4

September 14, 2016

To: Board of Trustees

Re: Water Level & Tax Petitions

Please find attached two petitions comprised of signatures of concerned land owners, one regarding the Hatzic Lake water level, as well as one addressing a concern re the need of a fair taxing system to Hatzic Lake area residential home owners.

While collecting signatures for these petitions we spoke with many passionate land owners who are genuinely concerned about Hatzic Lake and its future. Many times people mentioned their concerns about the weeds and water quality, and the desire to see the lake level kept up through the end of September. Many also expressed wishes for a higher winter water level. Speaking with people we discovered we have a great community of people that share a common goal, i.e. the ability to enjoy a unique area in the Fraser Valley. It's our hope that DAID will continue working toward restoring Hatzic Lake to its original beauty and protecting the rights of those who have invested in homes and gather here to enjoy the lake.

WATER LEVEL PETITION (563 signatures)

A number of us were concerned when we heard about the issues obtaining a permanent water license to use the gates to keep the water in the lake this summer. We took it upon ourselves to gather signatures from those using the lake to help DAID when applying for the permanent license for 2017. In total we gathered 563 signatures.

FAIR TAX SYSTEM PETITION (251 signatures)

While collecting signatures about the water level, we also spoke with the land owners about the current method of assessing the dyking taxes. Residential Land Owners are upset with the imbalance in the system and are demanding that the current tax system be reviewed and replaced before the next taxation cycle. In total we gathered 251 signatures.

Sincerely

On behalf of Concerned Land Owners

Greg Stuart



#12 8985 Shook Road
Hatzic Lake, Mission BC.
V2V 7M8

Attachments

- Water Level Petition
- Taxes System Petition