

DEWDNEY AREA IMPROVEMENT DISTRICT

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TRUSTEE BOARD MEETING

June 26, 2017, 2017 – 7 PM

Hatzic Prairie Community Hall, 10845 Farms Road, Hatzic Prairie

Minutes

In Attendance:

Ray Boucher (Chairman)
Deb McKay
Richard Shelley
Jim Loewen
Richard Astell
Steve Anderson
Brett Vander Wyk
David Scott

Absent:

Rick Dekker

Gwen Zayonce (Administrator/Finance Officer)
Bruce Edwards (Project/Hydro Management)

Call to Order:

7:02 PM

Motion:

To adopt June 26, 2017, Trustee meeting agenda
Deb McKay/Dave Scott
Favor: 8 Opposed: None Abstentions: None Motion: Adopted

Motion:

To adopt May 29, 2017 Trustee meeting minutes.
Deb McKay/Dave Scott
Favor: 8 Opposed: None Abstentions: None Motion: Adopted
Signed: Ray Boucher - Chair

Motion:

To adopt a resolution to hold an in-camera meeting immediately following this public meeting to discuss staff matters.
Dave Scott/ Steve Anderson
Favor: 8 Opposed: None Abstentions: None Motion: Adopted
Signed: Resolution 44- Ray Boucher - Chair

**Project Manager Report:
Hydro Report:**

See Appendix (1)
Questions raised by trustee's and ratepayers were responded to by Bruce Edwards

Mr. Edwards was excused from the meeting

Dike Manager Report:

See Appendix (2)-
Questions raised by trustee's and ratepayers were responded to by Ron Beck

**Administrator/Finance
Officers Report:**

See Appendix (3)
Questions raised by trustee's and ratepayers were responded to by Gwen Zayonce (Administrator/Finance Officer)

OLD BUSINESS:

Water License permit:

See Appendix (4)
Ray Boucher advised that he met with Remko to discuss the water license for 2017. Attached communication was shared with the public.
A list of requirements received from Remko were discussed to proceed with the process.

Motion:

To include the replacement cost of the two transformers owned by DAID in our equipment policy.
Deb McKay/Jim Loewen
Favor: 8 Opposed: None Abstentions: None Motion: Adopted

**District Method of
Calculating Taxes:**

Trustee McKay will send out an email to the committee members the first week of July to arrange a first meeting date.

Bylaw Committee

Trustee Scott advised that he has not received any feedback from the trustees to date on bylaw 60. Further review on bylaw 60 will be ongoing.

NEW BUSINESS:

Public Questions

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

**Date for next
Trustee Board
Meeting:**

Sep 25th/17 Hatzic Prairie Hall

Meeting Adjourned:

8:23 PM

A handwritten signature in black ink, appearing to read "Ray Barch". The signature is written in a cursive, flowing style with a large initial "R".

Dewdney Area Improvement District

Operations Management Report to the Board

2017 June 26

(APPENDIX - 1)

Notes:

1. For a full report since Larry Wiens declined to renew his contract which ended last January 31, please see his January 18 Project Manager's Final Report and my reports prepared for the January 18, February 22, March 29, April 24, and May 29 Board meetings, including suggested Board action, and our emails to the Board.
2. Items which the Board may wish to consider for action are in **bold** in the **serif text** below.
3. At the Board's request via email, I am turning over DAID documents to the Administrator.
4. My contract expires on July 31, and is now on a month-by-month basis. Because of a heavy work-load, the June retainer was used up on June 5 and only two hours are left for July so **the Board may wish to increase the July Operations retainer to \$3000 so I can complete pump repair etc.**
5. As contract time permits, I will proceed with the work below unless the Board directs otherwise.

A. Federal/Provincial and Provincial grants

1. EMBC Intake 2010 project completion

Since no other grants are forthcoming, all work in 2017 will have to be paid out of Intake 2010 funds unless DAID wants to pay the full amount, rather than 33% of the cost. Because of the May 9 election, consideration of my request to permit use of Intake 2010 funds for flap gate upgrade, relief-well work (See C. below) and improvements to the 2014 pump system - including sump, security & milfoil works - had be deferred until early June. Because work must be completed by August 31, I have therefore recently had informal discussions with Mona Smith regarding more flexible use of the funds. Appendix B shows potential Intake 2010 work to be be done and cost estimates as requested. **The Board may wish to decide soon what work it would like funded by Intake 2010. The Chair directed me to refrain from further contact with Ms Smith. I will comply unless the Board directs otherwise.**

B. Dike Pressure relief wells

Please see my previous report.

C. FLNRO Water Authorizations - Permits

Outstanding permits include:

1. Slide gate permit; Remko Rosenboom (FLNRO Manager, Water Authorizations) wants another ~ \$100,000 study but a third "Short Term Use Approval" is inexpensive to apply for and can serve for two years. My May 15 reply to Mr Rosenboom's May 2 email to Doug McNeill hasn't been answered. As directed by a Board resolution last March 29, I drafted a "Short Term Use Approval" application for operation of the slide gates. **Submission still awaits a Board decision** on how to pay for permits (See my previous report). Contrary to the March 29 Board resolution, the Chair directed me to not contact Mr Rosenboom and therefore to not submit the application. **I will comply unless the Board directs otherwise.**
2. The EAD was submitted ca 2013 for the Hatzic Lake work, which is to be paid from Intake 2010 funds, but the application is on hold. It seems highly unlikely that a permit can be obtained in time. **The Board may wish to decide if this is to be cancelled.**
3. SRS sand removal permit (sand removal can be paid from Intake 2010 funds). Charlie Jhulley agreed orally to take all of the sand. The work **requires hiring SGES** and its biologist for preparation of the efficient new system & monitoring, then submitting an overdue report which Mr Wiens was unable to do. **The Board may wish to decide if this is to proceed and, if so, issue a Purchase Order number to SGES.**

D. Countering exorbitant BC Hydro (BCH) rate increases

1. Until the Module 2 pilot project is implemented (next autumn?), the best strategy for minimizing Hydro costs is to run the minimum number of pumps for the maximum time within each billing period, scrupulously avoiding encroaching onto a new billing period.
2. During the pilot project, if Time Of Use (TOU) billing is evaluated, a larger number of pumps would be run for only 8 to 19 hours per day, requiring that, to reduce hydro billing, anti-vortex works be added to the 1949 pumps so that they can be safely run below 2.4 mASL (Target 1.9 mASL). This could be charged to EMBC Intake 2010.
3. **The Board may wish to decide if it wants me to proceed toward reduced Hydro bills.**

E. Hydro bills since the last freshet;

See Appendix A below. Of the \$26,608 billed for freshet pumping to date, only \$14,454 was for electricity consumed. The demand charge was \$8,699. For winter pumping, another \$35,625 would have been charged. I am working with BC Hydro to eliminate these punitive charges in the pilot project to start next autumn.

F. Power outages on DAID's Right-Of-Way

1. There was a Phase B & C outage on DAID's SRW on June 14 probably due to contact by a bird with a large wingspan. I found no remains.
2. Fault causes (Total of 9 in ~3 years):
 1. Single phase
 1. May 8; probably due to the telephone line being snagged by heavy equipment, then snapping up to touch the 25 KV overhead line.
 2. Bird bits found twice under wires in mid-span
 3. Bird bits found twice at PT/CT mounting bracket B (poor Hydro design)
 4. Twice, no bird bits were found. This doesn't rule out birds.
 2. Two phases: June 14 & December 22; Probable contact by a large bird

G. Freshet pumping

My strategy, to minimize Hydro demand charges by making maximum use of the \$6,255 demand charge incurred in May, was to drain farmers' fields and increase the lake's safety margin by pumping down the lake until just before the demand meter was reset on May 23, then run only one pump. I understand from Ron Beck that the Board has decided that Trustee Scott is now responsible for calculating pumping optimization and deciding when pumps are to be run so that this is no longer my responsibility.

H. Pump faults: If contract time permits, I will correct these unless directed otherwise by the Board.

1. Pump 1 motor over-temperature pre-warning alarm

The pump's power requirement has increased because the Fraser has risen but it is well within its rating. I suspect that the alarm is being caused by the starter's factory settings being incorrect.

2. Pump 2 fault trips

1. Pump 2 tripped at roughly the same time as two trisected 6' sturgeon were found in the pump bay. Tests indicate that two conductors in the control cable have been severed. Running the pump could allow more water into the terminal box, so I locked out the pump. Repair involves replacement of the cable which requires removal with a crane. Since this is the third time that the cable has been damaged, after extensive consultations with the manufacturer, I have designed a way to upgrade its protection. Beaver Electric replaced the cable before. Since it is an exacting procedure, I have arranged for the same electricians to do it again for \$135/hour each plus \$75/day for their service truck. A crane through Beaver would cost ~\$430/hr but I can get one directly for ~\$216/hr. The repair on-site should take one day. **The Board may wish to issue Purchase Orders to Eagle West Cranes in Abbotsford and to Beaver Electrical Machinery in Burnaby so repairs can be made.** Parts will have to be ordered, so it will be over a week

before repairs can be started. The total cost will be on the order of \$10,000. Because this is an upgrade, Intake 10 funding may be available.

2. The occasional intermittent over-temperature trips seem to be caused by the starter. Siemens starter logging/diagnostic software was upgraded to be compatible with Windows 7 & 10 Professional on May 12 and a computer interface cable was procured. Troubleshooting with a remote Siemens technician can proceed after repair of the cable above.

3. Pump 3 intermittent "motor winding over-temperature" trip

The high motor temperature indication appears to be spurious. The Pump Condition Monitor (PCM) seems to be at fault so, until the fault is confirmed and corrected, disabling the trip will permit Pump 3 to be run if Pump 1 fails. The pump manufacturer supplied a replacement PCM gratis which I have bench-tested, configured, and will install.

I. 2014 Pumping station sump inspection, repair if required, and anti-vortex measures

I have received anti-vortex recommendations from Bedford Pumps, and so can prepare a specification prior to calling for the three quotes requested by the Board. Quotes are normally valid for only 30 days, so they should be requested shortly before the work is to be done. The lake should be below 0.7 mASL while working in the confined space of the sumps. This is unlikely until after the freshet. These improvements should reduce pump noise and increase pump lifespan & reliability. Requesting permission to use EMBC Intake 2010 funds had to wait until a month after the election. I have informally asked for permission.

J. Insurance

DAID's property insurance was up for renewal of May 31. It appears that some replacement costs are seriously underestimated, low-risk items are covered at high cost and items at risk such as the overhead power line and transformers are not covered. Under-insuring incurs a penalty. My suggestion, worked out with HUB Insurance, was that DAID pay the premium based on the existing Statement Of Values by the due date, and that coverage be amended subsequently since that will incur no penalty. Substantial savings could thereby be achieved. If contract time permits, I will continue to optimize insurance cost-effectiveness and present my suggestions to the Board unless directed otherwise.

Respectfully submitted,



(Original signed)

C. Bruce Edwards MAsC

Operations Manager and Engineering Consultant

Appendix A; Hydro costs since 2016 February 20

Reset Date	Estimate	\$ Billed	KWh	Demand KW	Energy \$	Demand \$	Total \$/KWh	Winter Minimum
16-3-21		\$387	6,000	8			\$0.064	
16-4-21		\$330	6,000	7			\$0.055	
16-5-19		\$3,566	36,000	193			\$0.099	
16-6-20		\$6,451	93,600	193			\$0.069	
16-7-20			30,000	334				
16-8-19		\$918	31,200	7			\$0.015	
16-9-20		\$196	4,800	8			\$0.041	
16-10-20			6,000	8				
16-11-21		\$9,477	58,800	484			\$0.161	
16-12-20		\$196	4,800	8			\$0.041	
17-1-20		\$392	6,000	8			\$0.065	
17-2-22		\$686	7,200	9			\$0.095	
17-3-22		\$530	6,000	8			\$0.088	
17-4-24		\$461	6,000	8		\$65	\$0.077	
17-5-23			130,800	558	\$7,194	\$6,255	\$0.103	\$34,403
17-6-21		\$26,608	132,000	218	\$7,260	\$2,444	\$0.074	\$13,441
TOTAL/Avg		\$50,198			\$14,454	\$8,699	\$0.075	

APPENDIX B

DAID Intake 2010; Proposed projects & cost estimate			CBE 170624
Hatzic Lake sand trap			
	Two Excavator Hitachi PC300-LC7 \$185 20 days swamp pads		\$74,592
Sand Removal Stations			
	Sand removal Long reach @\$185, 2 tandems @ \$90 11 stations		\$40,471
	Water level loggers to evaluate performance & ground water data for Remko		\$2,000
Pumping station			
	Slide gate upgrade for automatic level control and quick drainage		\$1,000
	Security system electrical		\$11,000
	Electrical controls for BC Hydro TOU pilot project		\$2,000
	DAID's pressure relief well test & rebuild if required		\$5,000
	Flap gate upgrade		\$6,000
1949 pump systems			
	Stop logs for draining sump		
	Anti-Vortex works and sump inspection (Confined space)		\$20,000
	Supports to prevent pumps from falling into the sump		\$4,000
	Erosion control rip-rap for PMT		\$2,000
	Trash rack upgrade		\$2,000
2014 pump systems			
	Anti-Vortex works and sump inspection (Confined space)		\$10,000
	Anti-milfoil works		\$5,000
	Trash-rack upgrade with 4x2" grid to bottom		\$2,000
	Protection of pump canister cables to protect them from sharp debris		\$10,000
	Constant 24 VAC supply for PCMs. Show alarms, not trips.		\$1,000
	Restart lockout timers		\$1,000
Contingencies			\$10,000
TOTAL			\$209,063

Dike Managers Report – Appendix 2

June 26, 2017

May 30th – Mowing on the dike

June 1- Sturgeon found caught in pump

June 6- Removal of Sturgen

June 9- Took Lid off Pump 2

June 14- Power outage

Pump one has been on since May 28, 2017. Total pump hours to date 1448 compared to last year of 972.

Administration and Finance Report – Appendix 3

June 26/ 2017

Early June adjustments were made to our insurance to include the two transformers that were not included in the past.

June was mainly comprised of preparation for the taxes to be mailed out next week. Trustee McKay provided the updated database which is greatly improved.

All 2017 payments and LTO updates received have been updated. The printing has completed and mailout will be on schedule for the end of the week. We have the copies here for any ratepayers to pick up, saving postage. Please see myself and Trustee McKay at the end of the meeting.

Deposits for June were light with payments only of 2500.00. We have received back out GST rebate for the last ½ of 2016.

A list of documents that were obtained from Larry Wiens was sent to the trustees. These have been sorted for storeroom storage.

From: Rosenboom, Remko FLNR:EX [Remko.Rosenboom@gov.bc.ca]
Sent: Thursday, June 15, 2017 12:19 PM
To: Ray Boucher
Cc: Shrimmer, Jacquelyn FLNR:EX
Subject: RE: DAID: Lake Levels Hatzic Lake

(APPENDIX 4)

Hi Ray,

Thank you for the meeting this morning!

With respect to steps to take moving forward on the Water Licence application DAID need to provide us with:

1. A report providing a detailed explanation and statement signed off by a Qualified Professional (QP) (ex. P.Engineer . or P.Geologist.) that maintaining lake levels between 2.4-2.5 mASL will not impact properties in the Hatzic Valley area with regards to:
 - a. risk to flooding;
 - b. risk of increased erosion to properties adjacent to the lake;
 - c. adequacy of drainage for current land use practices; and
 - d. water rights held by current water licence holders.

This will help with addressing concerns from property owners related to risks involved with maintaining these lake levels. Please have the QP also determine the extent of area which could potentially experience impacts as a result of the proposed water levels. Consideration of hiring a QP to go out during the authorization period to assess water table and drainage issues and impacts to properties is recommended to be included in this report, as discussed during our meeting. Please have the retained QP contact Ministry staff (Jacquelyn Shrimmer, copied on this email) in advance to discuss their proposed study approach.

2. A list of property owners who are in the potentially affected area, as identified by the retained QEP in the above report (item 2), as well as their contact information (emails, addresses, and phone numbers). As indicated above, it will depend on the outcome of item 2 what this extent of this area is. Upon receipt of the above report (item 2), FLNRO staff will send out notification to those in this area to ensure our legislative requirement for public consultation has been met. Not following the legal consultation process would put this project at risk for an appeal at the Environmental Appeal Board which would delay moving forward significantly. It is in everyone's best interest to deal with any potential issues upfront and allow the statutory decision maker to ensure a long term solution. Given the 16 complaints the ministry has received thus far, the concerns must be addressed. Hopefully the above report will narrow the focus and ultimately reduce the number of complaints in the end.

After DAID confirmed in writing that the above steps will be taken I will consider to grant grant another 1 year authorization for this summer. This would require:

3. The submission of a Use Approval application to FrontCounter BC online for storage of water on Hatzic Lake. To apply for a use approval and for information guidelines, please visit the following website: <http://www.frontcounterbc.gov.bc.ca/guides/surface-water/use-approval/overview/>. Please include information on how the lake levels will be maintained between 2.4-2.5 mASL to ensure this maximum level is not exceeded. By not exceeding this level, it may then be able to isolate concerns as they relate to a level of 2.5 mASL. The 2016 submission could be a good base for this application. In order to expedite the processing of this approval, we have committed to bypass our standard consultation requirement. The exact timing of a decision on this approval depends on the timing and completeness of your application. Once a complete submission is submitted, FLNR staff will ensure a decision is made as quickly as possible.

I really hope that we can advance this file in the near future and look forward to a future collaboration. Please connect with me if you have any questions about any of the information presented above.

Kind Regards,
Remko Rosenboom

Manager Water Authorizations
South Coast Natural Resource Region
Ministry of Forests, Lands and Natural Resource Operations

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Our Vision: Economic prosperity and environmental sustainability

From: Ray Boucher [<mailto:rboucher@fvrd.ca>]
Sent: Wednesday, June 7, 2017 12:41 PM
To: Rosenboom, Remko FLNR:EX
Subject: RE: DAID: Lake Levels Hatzic Lake

Hi Remko

I'm good with Thursday June 15th. for a meeting. The morning's work best for me, but I can meet anytime. I live in Mission so a meeting there would be alright. As far as a location I'm open. We could meet at the White Spot at the Junction Shopping Center at 8, 9, or 10, you pick, unless you have a preference for a meeting. DAID doesn't have an office.

Thanks
Ray

From: Rosenboom, Remko FLNR:EX [<mailto:Remko.Rosenboom@gov.bc.ca>]
Sent: Wednesday, June 07, 2017 10:42 AM
To: Ray Boucher
Subject: RE: DAID: Lake Levels Hatzic Lake

Hi Ray,

Thanks for your prompt reply. Given the ongoing uncertainty about who form government I am now allowed to meet with MLAs at the moment. However, I had a contact with him late spring about this project. What about meeting Thursday morning? My office is in the Guildford area in Surrey, however I live in the Mission area so can also meet somewhere in that area. What time and location do you prefer?

Thanks,
Remko

Manager Water Authorizations
South Coast Natural Resource Region
Ministry of Forests, Lands and Natural Resource Operations

