



MINUTES

Summer Information Meeting

Sunday, August 5, 2018, 1:30pm – 3:25pm

The Hacienda at 2778 Vancouver Blvd, Savary Island, BC

In attendance: Trustees Dale Gregory, Bryan Miles, and John Revitt; SSID property owners; and SSID subcontract employees.

Presenting reports: Trustee Chair Dale Gregory, Trustee Bryan Miles, Operator Courtney Robertson, Administrator Janine Reimer.

Documents provided: Agenda, Minutes of 2017 SGM, Bylaw 123 draft-12.

1. Opening Remarks and IntroductionsChair Dale Gregory
Chair Gregory welcomed all present, and introduced himself, Trustee Miles, Operator Robertson, and Administrator Reimer. He clarified that this is an “Information” meeting and not a “General” meeting.

2. Additions to the Agenda

A property owner said he wanted meetings procedures to be part of the discussion.

2a. Question

A property owner asked why the previous Operator Eric Ferreira was no longer the Operator, and said that SSID had offered him less money than he’d been making before. — Chair Gregory explained that: SSID requires a certified Operator; Mr Ferreira had not kept up his EOCP certification although SSID had asked him to do so; SSID was only covered for EOCP certification as long as Bill Taylor was the Trustee Delegate, but when Mr Taylor resigned last year, SSID hired certified Operator Courtney Robertson; and that the money offered to Mr Ferreira was to be a consultant to SSID, not an Operator, but Mr Ferreira had declined the offer and resigned from SSID.

3. Changes/corrections to SGM Minutes of August 6, 2017

None.

4. Trustee Chair’s ReportChair Dale Gregory
Chair Dale Gregory presented the 21-month progression and key events of the bylaw, from the November 2016 email by the Drinking Water Officer advising SSID to undertake a Wellhead Protection Plan, a Bylaw, and Zoning, to the current bylaw version 12 which has been through 2 readings, but has not yet been scheduled for its final reading, as it was with lawyers for clarification of some of the wording.

4a. Questions/Comments

A property owner said he had first learned of the Wellhead Protection Plan at the 2017 summer meeting, and that it was almost immediately after having bought property that would be affected by

the Plan. —The Chair and Trustee Miles said that SSID did not yet have results of the report at that time.

A property owner asked what led to the concern over nitrates. —The Administrator showed the nitrates chart that indicated climbing nitrates levels at the time the Drinking Water Officer became concerned. The Chair explained that there are 50-60mg/L of-total nitrogen in effluent, and that the safe maximum of nitrates is 10mg/L.

A property owner asked that since there is grandfathering of existing systems, could a new system be installed before the Bylaw 123 takes effect. —The Administrator said that the Drinking Water Officer is aware of the findings of the Wellhead Protection Plan. The Chair said that the Water Sustainability Act makes drinking water quality mandatory.

Trustee Miles said that the bylaw would enable the trustees to contact the Drinking Water Officer to enforce the regulations.

A property owner said that other systems on Savary Island may have as much or more influence on nitrates in the aquifer yet they are not required to act, and he asked if nitrates from other systems could enter the SSID water. —The Chair said that those are domestic wells, whereas SSID is a community well with different requirements. Trustee Miles explained that the risks from other properties is identified by the hydrogeologist as a best guess from his knowledge.

A property owner said that SSID should “even the playing field” by making all property owners of SSID have to follow the rules. —The Chair said that everyone in the subdivision should make sure their system is well cared for, but that SSID cannot change an official government document.

The property owner asked when the permitting started, and whether the Province could stop a real estate sale if the septic system was not permitted. —Chair Gregory said that we don’t know how real estate would be affected, and that there are 6 missing sewerage filings from the Groundwater Protection Zone. Trustee Miles said the permitting system started in 2004.

The property owner suggested that the perimeter of the Groundwater Protection Zone be adjusted. —The Administrator said that the perimeter was not arbitrary, but based on topography and other factors.

The property owner suggested that SSID compensate affected property owners for the devaluation of their properties, and another owner suggested that all the properties of the District contribute to reimburse the most affected property owner, as the quality of the water is a benefit to everyone in the District. —Trustee Miles estimated it would cost each property owner about \$1000 to purchase the 3 lots closest to the wellheads.

A property owner asked why holding tanks were not considered as a solution. —Trustee Miles explained that he had done the math on holding tanks and found that the required size of the tanks

and frequency of cleanouts would be unmanageable.

The owner of property next to SSID's well-2 commented on the position of that well. —The Chair said that the position of the well was legal.

Trustee Miles said other actions had been considered such as moving the well or installing a treatment facility, both of which would have to be paid for by all property owners. Trustee Revitt said that the community should put forward their ideas.

The property owner who had expressed concerns at this meeting excused himself from the meeting at this point. The Administrator suggested that he read the most recent draft of the bylaw, because it indicates that sewerage system could be installed if certified as safe.

A property owner asked where nitrates came from. —The Chair said mostly urine, but also faeces, fertilizer, and cleaning products.

5. Operator's Report Operator Courtney Robertson
Operator Courtney Robertson delivered her report on the operations of the waterworks. She explained the process in which SSID had acted on a recent low-level coliform reading, and the safe and effective application of chlorine into the infrastructure resulting in coliform readings of “less than zero.”

The Operator also reviewed the many general operations and maintenance procedures carried out in the past year, and outlined some upcoming projects, including the repair of some meter bases, gate valves, and fire hydrants. She also provided the Water Consumption Report for 2017.

5a. Questions/Comments

A property owner said her neighbours were panicking during the flush as they had not been advised of it in advance. —The Operator said that SSID had acted quickly on the problem, and had received clearance from Vancouver Coastal Health. She said there had been a 6- to 7-minute drop in pressure.

A property owner asked when the tank needing paint was last maintained, and what would be involved this time. —The Operator said that the last maintenance was 2010, and that to repaint now would involve draining the tank and sandblasting the area needing new paint. The Operator added that the Tank Inspection Report indicated that at this time no corrective action is required.

A property owner asked about the amount of chlorine used in the flush. —The Operator said that the amount of chlorine added to the tanks, after calculation of the concentration and the amount the combined tanks hold, is 5 parts per million. The residual amount at the opposite end of the system on Patricia Crescent was 0.2 ppm. She added that taps in the city can be found to be as high as 0.66 ppm, and that normal acceptable limits for chlorine are between 2.0 ppm and 0.2 ppm. She said

that Savary Shores property owners could let their taps run to clear out the recent chlorine, or they could pour some water into a container to be left open until the chlorine had dissipated.

6. Administrator’s Financial Report..... Administrator Janine Reimer

The Administrator provided these figures:

The SSID bank balance at the end of 2018’s 2nd quarter was \$195,000, with \$149,000 being the money in Reserve Funds, leaving \$46,000 in operating funds. She said there was another \$8100 still to come from outstanding taxes, lost discounts, and tolls.

The Administrator said that at the end of the 2nd quarter, SSID’s expenditures had amounted to half of the 2018 budget. The new generator enclosure on the well lot will be paid in the 3rd quarter and is estimated to be less than \$30,000, which will come out of the Reserve Funds.

Chair Gregory commented that the reserve fund enabled SSID to look after the tanks in 2010, which took \$100,000 out of reserves.

7. More questions about the bylaw

A property owner asked if the new bylaw was enforceable to protect the water supply. —The Chair replied yes, but it’s mainly preventive. The law already says there can be no contamination of drinking water. It’s a responsibility of the Drinking Water Officer.

Trustee Miles said that the whole process had cost the District \$25,000 so far.

A property owner asked what would be the next steps. —The Administrator said that after some final wording revisions were made, trustees would rescind the 2nd reading, then finish the readings.

A property owner asked if the bylaw was already in effect by the Drinking Water Officer. —The Chair said that the Drinking Water Officer has a copy of the most recent version of the bylaw and is aware of its schedule.

A property owner asked if SSID would continue to monitor the nitrates each month. —Trustee Miles said yes, the nitrates tests will continue, they are \$125 per month, and that SSID also does a full-spectrum test twice per year.

A property owner in the Groundwater Protection Zone said that a nitrates removal system was costing her \$5,000-\$7,000 more than a regular sewerage system. Another property owner said that the information was helpful for educating about Best Practices, and that she’d be willing to help with that. —Chair Gregory acknowledged.

..... SSID to enlist Liese Goosen when Best Practices project commences.

A property owner suggested that “organic products” be added into the bylaw. —The Chair said that the definition of contaminant in the bylaw was broad, and provided by lawyers.

A property owner asked if there were spikes in nitrates due to summer use, and whether SSID would be able to handle all the potential development. —Trustee Miles said we don't yet know the correlation, but that we are keeping good records.

8. Termination

Dale Gregory terminated the meeting at 3:25 pm.