



Making a difference...together

**Minutes of the Cedars of Tuam Water Service Commission Special Meeting
Held Friday, February 4, 2022, Creekside Meeting Room #108-121 McPhillips Avenue,
Salt Spring Island, BC**

DRAFT

Present: **CRD Director:** Gary Holman
Commission Members: Peter Wypkema
Staff: Karla Campbell, SSI Senior Manager, Dean Olafson, SSI Manager of Engineering, and Shayla Burnham, Recording Secretary

1. Territorial Acknowledgement / Call Meeting to Order

Chair Wypkema provided a Territorial Acknowledgement and called the meeting to order at 1:01 pm.

2. Limited Space Meeting Resolution

MOVED by Commissioner Wypkema, **SECONDED** by Director Holman, that this resolution applies to the Cedars of Tuam Water Service Commission for the meeting being held on February 4, 2022, and that the attendance of the public at the place of the meeting will be limited in accordance with the applicable requirements or recommendations under the Public Health Act, despite the best efforts of the Commission because:

- a. The available meeting facilities cannot accommodate more than (10) people in person, including members of the Commission and staff, and
- b. There are no other facilities presently available that will allow physical attendance of the Commission and the public in sufficient numbers; and

That the Commission is ensuring openness, transparency, accessibility and accountability in respect of the open meeting by the following means:

- a. By making the meeting agenda, as well as the other relevant documents, available on the CRD website, and directing interested persons to the website by means of the notices provided in respect of the meeting,
- b. By making the minutes of the meeting available on the CRD website following the meeting.

CARRIED

3. Approval of Agenda

MOVED by Commissioner Wypkema, **SECONDED** by Director Holman, that the Cedars of Tuam Water Service Commission special meeting agenda of February 4, 2022 be approved as presented.

CARRIED

4. Director, Chair and Commissioner Reports

Director Homan – No report.

Chair Wypkema briefly reported:

- Informal discussions have occurred with members of the service area receiving considerable push back on the associated cost concerns.

- Requested an update from staff regarding cost saving solutions and staff confirmed information would be provided in the following weeks.
- Discussions with Carole Eyles, Chair of the Fulford Water Service Commission, regarding the possibility of trucked water services throughout future drought periods.
- Staff to confirm licensing capacity of Fulford Water Service.

5. New Business

5.1 Cedars of Tuam Water New Well Grant Application, Loan Authorization and Water Conservation Plan

- Staff noted the Electoral Area Rate Payers Petition was the most cost efficient process.
- Staff confirmed the Commission's request to reuse and relocate the existing reservoir tank.
- It was asked if the new water service equipment would last over the borrowing amortization period and staff confirmed the current equipment has outlasted the predicted lifespan.
- Staff confirmed the borrowing would be a fixed rate for 30 years.
- The Commission suggested keeping the new well, installing the downhole pump and piping down to the current treatment facility as an option for a potential cost savings. Staff confirmed this option would be explored.
- Staff confirmed the challenges associated with the existing well and that property values may be impacted if the service upgrades are not completed.
- Staff confirmed trucking water to the service area was a short term solution.

MOVED by Commissioner Wypkema, **SECONDED** by Director Holman that that the Cedars of Tuam Water Service Commission recommends the Electoral Areas Committee recommends to the Capital Regional District Board:

1. That the Board supports an application for grant funding for the SSI: Cedars of Tuam – New Well and Water Treatment Plant Project through the Investing in Canada Infrastructure Program – Green Infrastructure – Environmental Quality Program; and that the Board supports the project and commits to any associated ineligible costs and cost overruns.
2. That the Board review, accept and endorse the Cedars of Tuam Water Conservation Plan, Revised January 2022.
3. That staff be directed to proceed with preparing the Loan Authorization Bylaw, authorizing the borrowing up to \$600,000 with the amortization term of 30 years.
4. That staff be directed to present the project and funding option to the ratepayers; and bring forward a report to the Commission on the results of the public engagement, and ratepayer's preferred electoral assent process.

CARRIED

6. Next Meeting – TBD

7. Adjournment

MOVED by Commissioner Wypkema, **SECONDED** by Director Holman that the meeting adjourn at 1:58 pm.

CARRIED

CHAIR

SENIOR MANAGER