Meeting Minutes

Magic Lake Estates Water and Sewer Committee

Thursday, June 11, 2026 **11:30 AM** **Panorama Boardroom**
1885 Forest Park Dr., North Saanich

PRESENT
B. Mongeon (Chair), R. Fawcett (for P. Brent), J. Grelik (EP), S. Kobierski (EP)

STAFF: S. Henderson, General Manager, Electoral Area Services (EP); J. Starke, Senior Manager, Southern Gulf Islands Administration; J. Bilodeau, Manager, Water and Wastewater Services Operations; K. Konicek, Manager, Water Distribution Engineering and Planning (EP); L. Xu, Manager, Local Services and Corporate Grants (EP); M. Miklea, Deputy Corporate Officer/Manager, Legislative Services; J. Ives, Committee Clerk (recorder)

EP - Electronic Participation

Regrets: C. Aldridge-Sanchez, P. Brent, H. Read

The meeting was called to order at 11:30 am.

1. Territorial Acknowledgement

Chair Mongeon provided a Territorial Acknowledgement.

2. Election of Vice Chair

The Chair called for nominations for the position of Vice Chair of the Magic Lake Estates Water and Sewer Committee for 2026.

The Chair nominated Jon Grelik. Jon Grelik accepted the nomination.

The Chair called for nominations a second time.

The Chair called for nominations a third and final time.

Hearing no further nominations, the Chair declared Jon Grelik the Vice Chair of the Magic Lake Estates Water and Sewer Committee for 2026 by acclamation.

3. Approval of Agenda

MOVED by R. Fawcett, SECONDED by B. Mongeon,
That the agenda for the Magic Lake Estates Water and Sewer Committee meeting of June 11, 2026 be approved as amended by adding the following items under 9. New Business:
9.1. Options to Remediate Improper Sewer Tie-ins
9.2. Energy Audit Findings
CARRIED

4. Adoption of Minutes

26-0710 Minutes of the Magic Lake Estates Water and Sewer Committee Meeting of March 3, 2026

MOVED by B. Mongeon, SECONDED by R. Fawcett,
That the minutes of the Magic Lake Estates Water and Sewer Committee meeting of March 3, 2026 be adopted as circulated.
CARRIED

5. Chair's Remarks

There were no Chair's remarks.

6. Presentations/Delegations

There were no presentations or delegations.

7. Commission Business

7.1. 26-0702 Senior Manager's Verbal Update - June 2026

J. Starke spoke to Item 7.1. and provided the following information:

The CRD Board has directed staff to request the Province undertake a governance and services study for Magic Lakes Estates.

Discussion ensued regarding the potential impacts of the study, should it be funded, including evaluation of the water and sewer infrastructure to determine whether it would be maintained by the Province or the CRD.

7.2. 26-0698 Capital Projects and Operational Update - Mid Year

J. Starke and J. Bilodeau presented Item 7.2. for information.

Discussion ensued regarding the installation of fall prevention anchors and safety improvements around the pump stations and addressing minor occupational health and safety issues identified in the safety risk registry.

7.3. 26-0699 2025 Annual Report

J. Starke and J. Bilodeau presented Item 7.3. for information.

Discussion ensued regarding:
- staff to review potential Pender Post submission featuring highlights from the 2025 Annual Report
- year-over-year reduction in total unaccounted for water
- leak detection program has reduced non-revenue water loss

7.4. 26-0700 Captains Tank Conceptual Design

J. Starke and K. Konicek spoke to Item 7.4.

J. Grelik left the meeting at 12:25 pm.

Discussion ensued regarding:
- the level of contingency at the conceptual design phase with a decrease expected in the detailed design phase
- petition or alternative approval process will be required to approve the necessary funding

J. Grelik returned to the meeting electronically at 12:36 pm.

MOVED by B. Mongeon, SECONDED by R. Fawcett,
That staff be directed to:
1. Prepare a budget estimate for detailed design and refined cost estimate of storage tank replacement for consideration in the 2027 budget; and
2. Develop a proposed scope and community engagement process for a voter assent process in 2027-2028 for loan authorization.
CARRIED

8. Notice(s) of Motion

There were no notices of motion.

9. New Business

9.1. **26-0856** Options to Remediate Improper Sewer Tie-ins

Staff advised that CRD bylaw staff can respond to bylaw infraction complaints regarding improper tie-ins on a cost-recovery basis. A planned infiltration and inflow study may reveal improper tie-ins and provide information to support education, enforcement or remediation actions.

Discussion ensued regarding the potential scope of the infiltration and inflow study and public engagement around improper tie-ins to achieve voluntary compliance.

9.2. **26-0857** Energy Audit Findings

The Committee discussed the results of a recent energy audit and suggested reduced HVAC set-points in areas with limited operator access. They questioned if there would be any occupational health and safety considerations to decreasing the HVAC fan speed.

The Committee also considered possibilities for a back-up generator at the water treatment plant. Staff advised that the most cost-efficient approach is to bring in a small generator during extended power failures to support the continuation of SCADA monitoring.

10. Adjournment

MOVED by B. Mongeon, SECONDED by R. Fawcett,
That the Magic Lake Estates Water and Sewer Committee meeting of June 11, 2026 be adjourned at 12:57 pm.
CARRIED

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Chair

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Recorder