

**69th ANNUAL GENERAL MEETING  
OF THE HEDLEY IMPROVEMENT DISTRICT  
Held on Monday, September 27, 2021  
At the Hedley Centre, 789 Scott Avenue, Hedley, BC**

**Trustees Present:** Wes Mufford, Ralph Olund, Terry Sawiuk, Stephen Alderson & Dave Peers  
**Administrative Officer:** Trisha Mills & Sharon Carey  
**Fire Department:** Bill Rube & Michael South  
**Auditor:** Ryan Schulz from Omland Heal  
**Water System Operator:** Terry Leonard

The meeting was called to order at 5:30 p.m. and introductions were made by Chair Wesley Mufford. There were 30 people in the audience and all were property owners.

The Chair called for changes to the agenda. None were presented  
**Motion:** Dave Peers/Ralph Olund -accept the agenda as presented.

**CARRIED**

**Minutes:** The minutes of the 68th Annual General Meeting were read into the record by an administrator.

**Motion:** Dave Peers/Ruth Woodin – To adopt the minutes of the 68th Annual General Meeting as read. The Chair called for any errors or omissions in the minutes and there were none. All in Favor.

**CARRIED**

**2020 Financial Statements** – Ryan Schulz presented the 2020 Financials and directed that the board to answer questions from the audit. Wes Mufford read and answered questions from Ken Hoyle regarding the reserve fund for the purchase of fire department apparatus (\$82,284 in the bank account and \$101,250 in a term deposit), repairs to the Hedley water system (Water Capital Reserve with a balance of \$152,127), 2020 loss of \$30,101 under Net Financial Assets but in Schedule #2 shows an addition and disposal of \$22,226 (Additions of \$30,101 were for fire department equipment and the Disposal was related to the 30hp pump that was replaced), tangible capital assets of \$818,369, is the pumphouse included – no, it does not appear to be, HID land is valued at \$200, does this include the land the buildings sits on – the \$200 would be the original cost.

**Motion:** Ruth Woodin/Ken Knutson – To accept the 2020 Financial Statement as presented by Ryan Schulz from Omland Heal Chartered Accountants. All in favor.

**CARRIED**

**The 2020 Water Systems Report** was presented by Terry Leonard (written by Simon Harris). A copy of the report will be attached.

Terry commented to say that the 2021 AGM water report will have more detailed information.

Terry responded to Ken Hoyle's question that he submitted, stating his is not sure where the information from concerns over back-syphoning came from. Lynn Wells responded by saying that the concerns come from properties that have old cars as septic tanks and breaks in water lines. Wes also commented that with how our land absorbs water so well that finding leaks is difficult.

Terry stated that it will be better to report with percentages not volume as it will be more accurate. He has done some research which shows that on average most communities loose 30% of their water from leaks. Yes, our arsenic level is high but not without the use of the 60hp pump our levels stayed low over the summer months. Terry thanked the community for good water use during the heat

wave that hit. With the new 30hp pump going in there was also VFD panel that has the capability of doing a variable speed but has yet to test it.

Resident Doug Nimchuk questioned about the pumps being so close together (30ft apart), as well as, questioned about the depth of each well. Terry shared that the 30hp is approximately 108 ft and the 60hp is approximately 103ft (Lynn Wells noted that the two wells are different styles). This has changed a lot over the last 20 years and will continue to change annually. Doug, what about drill a new well? Both Terry and Wes commented on this, that once you drill a well there are test to be done for arsenic and that no one truly understands the aquifer. Wes brought forward that in 1941 the mine removed 250,000 lbs of arsenic, where there is gold there is naturally occurring arsenic.

Doug N. – are there any start up issues?

Terry L. – none that we have seen or experienced; we can slow down the 30hp

Toni B. – can the 60hp pump use the variable speed?

Terry L. – no, it is just for the 30hp.

Wes M. – met with the well guy and there are still lots of questions yet to be answered.

Doug B. – 60hp pump? There were so many talking all at once it was difficult to take notes

Lynn W. – pumps are started up with the 60hp but we can use the 30hp as well now

Wes M. – RDOS says the solution is dilution for the arsenic.

Jerry W – How do we understand the arsenic levels; glad to see the numbers were going down but are going up again. What will the board do if they keep going up?

Wes M – new well, water treatments have been a consideration

Jerry W – Is not the USIB drilling wells?

Wes M – No, there are no wells drilled as of yet, then there is the testing that needs to be done to make sure they are viable. It could take up to two (2) years to have a new well in place. We are keeping in touch with the USIB.

**The 2020 Fire Department Report** was presented by Michael South and Bill Rube (written by Ken Hoyle). A copy will be attached.

Letter from Ken H – will there be any done to recognize Terry M as a firefighter and chief over 23 years? There has been some discussion regarding this. Will someone be trained as a first responder in 2022? Most recruits are still in training – 6 active firefighters, 8 in training recruits. What about having an in-house training officer?

**The 2020 Chair's Report** was presented by Wes Mufford. A copy of the report will be attached.

**\*\*Wes, report to be reviewed as many thought it was gibberish. Questions of leaking pipes.**

Doug B – Are you just looking into it or joining?

Jerry W – read the referendum

Doug B- to see if it is feasible

Jerry W – might get this moving with a report?

Wes M – lots of assumptions have been made

Jerry W – get the correct information as residence want to be informed

Ken H – why didn't Lynn W, write part of the chair report for 2020

Wes M – she retired



Wes M./Dave P. disagree; Jerry W. told Dave to be quiet as he was addressing Wes. Wes M. continued stating that there had been two (2) votes prior to join the RDOS; quoted 110 voted yes but ½ were not to the conversation process; the project would take 3-4 years if approved; prices were the biggest concern, so the trustees voted no to not send to the residence to review.

Letter from Ken H. – a portion of property taxes pay for the fire department and street lighting costs – HID does not issue property taxes. Relationship between the Hedley Creek running dry and cross contamination – Wes – explained that the water in Hedley perks down really well so cross contamination is very unlikely. Parcel Tax increased by over 45% from 2021, why? – parcel tax is for operating and infrastructure costs.

Alice C – Parcel tax, Red Eagle Gulch are not supposed to be under operations but under administration. And what is read eagle gulch? Wes M. – I can't answer why it is under operations and not administration, it was discussed with John T when the budgets were getting done. I have to ask him why we did that. The gulch is a sediment pond that needs to be dug out to prevent flooding but only every couple of years. Alice C – read the HID manual and you would know. Jerry W – It can take years, generally to raise enough funds to do anything for infrastructure. How are we going to upgrade a distribution system to 2021 standards? Small amount from parcel tax? How are we going to protect substations and residents? Do you support borrowing two million from RDOS? What about grant for funding? How are funds allocated? Service approach?

Doug N – Can you approve the budget? Wes M – Yes, budget is approved. Jerry W – Thanked, Trisha for updating the website to help keep the resident's information. With the board getting criticized, maybe put regular updates on the website along with the newsletter that goes out.

Penny E – How are we going to raise the funds and afford good drinking water? What about the flow of water on the other side of the highway? The funds are peanuts, how is it going to get done? We can't keep going on like this. Missezula Lake project in partnership with the RDOS was covered up to 75% of the cost by grants. The residents only pay \$600.00 annually for their water. The RDOS has better access to grants than an Improvement District. Terry L – need a referendum to support borrowing and dissolve Hedley Improvement District and become part of the RDOS. Penny E – Residents want to know the actual costs between staying an Improvement District vs becoming part of the RDOS. Jerry W – there was no dollar cost given at any time with past meetings. Terry L – The goals are to get actual costs of operating the water system if we keep going as we are. And what the costs vs RDOS. We will continue to fix the system and work on a permanent fix over keep fixing broken over broken. Penny E- ask the RDOS to come do an assessment. Terry L – There is a cost to that up front. The RDOS does not pay for it. We may get some back if we went to the RDOS. Penny E - As in improvement district we have limited funds, so what do we do? Clive B – asked to have Roberts Rules come into play so that the meeting could continue.

Clive B – motion to have Terry L present his findings in a secondary meeting in the next six (6) months for public consultation. Present intentions at this time. Esther Collins and Victoria Bratt second/third (added let's just fix the system). Jerry W – opposed. Listen Terry L is not an engineer so should increase budget to get work done? Terry L – I have an about the cost comparison to the presented decision to be made, once we get more information, we can present it to Cindy R – would like Terry L to show proper spending. Wes M – that is what he is being given time to do with the motion.

Passed



the community. Lynn W – Simon got a rough cost last year together for the residents. It did not go to a referendum. The RDOS did a study in 2004-2005 and could be used to help the process along. Missezula Lake took two (2) years from start to finish. Many government requirements to be followed.

Doug B – What about diagnosing the system. Terry L – There has been lots of work done and more documents need to be compiled before bringing to the residence.

Jerry W – The board should get a committee to work on getting information together regarding the possible move to the RDOS.

Doug N – agreed why not get the process started if it takes two (2) years

Terry L – again there is a cost with the RDOS and Terry doesn't cost more 😊

Terry L – The board and I have to keep moving forward. Information regarding hydrants, pumps, arsenic etc will get presented once everything is assessed and records that are missing are found.

Doug B – people have taken reports which does not help

Mike G – Can we carry on and stop going in circles?

### **Honorarium**

**Motion:** Terri-Jo Bratt/Ruth Woodin – To approve an honorarium of \$100 paid to each of the trustees for the year 2020

**CARRIED**

### **Elections**

Wesley Mufford handed the floor over to Sharon Carey, Elections Officer to proceed with the election of two new trustees. \* The final results of the election are as noted below but there were many interruptions from the floor as to how the Elections Officer was proceeding without letting answers being given making it again difficult to take notes, even from the recording, as people in attendance were raising their voices over each other and order had to be called for things to proceed further. Two scrutineers were selected from the floor to count ballots.

**Election:** For two positions, both for two full 3-year terms, all nominations were brought forward from the floor: for Wesley Mufford by Terri-Jo Bratt, Terry Sawiuk by Terri-Jo Bratt, Clive Bellian by Esther Collins, and Alice Christensen by Karen Cummings but Alice Christensen declined.

Wesley Mufford was elected by a majority in the 1<sup>st</sup> vote. Wesley was elected as trustee for one of the full 3-year terms.

Clive Bellian was elected by a majority in the 2<sup>nd</sup> vote. Clive was elected as trustee for one of the full 3-year terms.

Sharon Carey (Elections officer) declared the election portion of the meeting closed.

Esther C – questioned about the cost of having the office open five days a week.

Penny E – Trisha can you answer that for us?

Trisha M – Yes, the cost of having the office open five days a week is in the budget. Instead of having two people in the office two days a week we are making it so that it spread out over the week so that the Hedley Improvement District can see to the residents needs more readily.

## **Adjournment**

**CARRIED**

The 69<sup>th</sup> Annual General Meeting was adjourned by common consent at 7:37 p.m.

---

Wes Mufford, Chair

---

Trisha Mills, Administrative Officer

