

**Regular BOARD MEETING MINUTES of the
HEDLEY IMPROVEMENT DISTRICT to be held on
Monday, December 19, 2022, at 10:00 am at the Community Club Building**

Trustees: Chair – Wes Mufford, Dave Peers, Stephen Alderson, Clive Bellian, John Todd

Fire Department Representative: Deputy Chief – Michael South

Water Operator: Terry Leonard

Administrator: Sharon Carey

Guests: Gerry Wilkin and Gary Ross

1) Call the meeting to order: (Wes) 10:10 am

- 2) ADOPTION of the Agenda** – Introductory of any late items – **Meeting Conduct and Public Comments - Brought forward from Past meeting minutes** – Those who are attending as **guests** are expected to be respectful, not interrupt proceedings, and submit any questions or comments by email to the board prior to the monthly assembly. The board has the right to respond to these queries at the time of the meeting or at a more convenient time to allow the Trustee's to find the possible answers. – Amendment – speakers/guests are allowed 5 minutes to talk about an issue. – FYI AGAIN

Motion: (Dave/Stephen) to accept Agenda

CARRIED

3) ADOPTION and ACCEPTANCE of the previous minutes: Computer issue caused a delay

Motion: (John/Dave) to accept previous minutes as written at the time.

CARRIED

4) Business arising from the minutes and unfinished business

- a) Update on the Electrical issues with the Pumphouse and subsequent water problems- **Stop Order from WorkSafe** – Wes – Waiting for more information from Jason Hammond – WorkSafe to proceed. An engineer is required to look at the plan about Scaffolding – according to an engineer – the Scaffolding belongs to a volunteer – Wes Mufford – as such the Scaffolding is legal. Pre-Building Inspection and the procedures needed to access the building – Stop-work order has cost time, money, and has impeded any efforts to move forward. Also, a written notice to the Water Operator – Terry Leonard – Not to access the Pumphouse except for emergencies until Work Safe allows entry. Fines could be imposed if defiance occurs. – Wes to give update – Another – Update from Jason Hammond.

1) . An engineer is required to look at the plan about Scaffolding – according to an engineer – the Scaffolding belongs to a volunteer – Wes Mufford – as such the Scaffolding is legal.

2)The wires above the pumphouse are the same as a house and were already covered but need a document from Fortis saying that they put another layer of protection on them.

3)Looking for a company to either remove the Asbestos from the walls of the building or encapsulate the particles. Looking for a company to give quotes for both.

Motion: (Clive/Dave) to have WorkSafe Review the 2 issues: Structural Integrity of the Building and look at the scaffolding with wording from WorkSafe's own website.

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- b) Daly Avenue Upgrade – Completed -FYI – Waiting for Final Inspection – McElhanney sent a request for another \$3200.00 – Wants to
- c) Specific Arsenic Testing - Submitted waiting for more information – Terry is doing this – Update – Don't know about this yet- Terry called new lab, but no response.
- d) New Signs for HID/FD – Wes Update – Need Quote from Terry – Waiting for more information – Waiting until Spring. Did ask for an Arsenic sign, but the information is on the boards inside and outside the HID office.
- e) The 3 **outstanding issues for Interior Health** – Need Update
 - a) Terry's Status – Certification Update – **THIS MUST BE DONE!** –Need Update. – Stephen and Wes to partake in April of next year. – Water Operator will also need to do this.
 - b) Terry is trying to find the solution for on-going arsenic treatments – is talking to both AGAT and CARO – Need Update – Waiting for information
 - c) **Master Financial Plan for Treatment or Alternative Water Source:**
 - 1) Needs to include Present Rates of assessed Water Users for water – No word from Keyana on the email composed by Dave.
 - 2)Cost of Improvements to the water system – No update from IH.
 - 3)Has a life-cycle cost analysis of operating and maintaining the water system been completed? –No Response about this from Keyana**No Correspondence about these issues as of this date – This is still in progress- Can't be done until the exact type of arsenic is identified. So, these concerns will not be on the agenda again, until there is an answer.**
- f) Fire Hydrant Maintenance completed – Pacific Western – Gave a quote about fixing a hydrant on Richter Avenue – This has been okayed - \$1500 – This was done.
- g) Clive is helping to understand, maintain, and use the website - Clive. - In progress – Helping to work on issues that go back years. – Still working on this – An update in hardware is needed.
- h) USIB – a) Fire Protection b) Daly Connection – Wes to speak about this – The Two-year Fire Protection agreement has been signed and sent to USIB for the necessary signatures. – Has been returned signed. As for the connection – Terry will talk to the USIB and Harris about cost and time-line needed to connect Daly to the buildings on the USIB land.
- i) Newsletter – Sharon C.

Motion – (John/Dave) that **NO** information about Community News or Events will be part

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of the Newsletter that goes out every two months and takes 15 minutes to create.

CARRIED - $\frac{3}{4}$ Wes – Abstained

5) Petitions & Delegations: NONE

6) Correspondence: NONE

7) FIRE AND WATER OPERATIONS REPORTS: (Make a motion to approve each)

- a)** November 2022 – Fire Dept. report for review – Michael South – In report – More volunteers needed. Board gave the FD a discretionary amount of \$1000 for purchases or repairs up to \$4500 which is the budget. A copy of the budget will be given to the Deputy Chief. Anything over that amount the board must be consulted and the cost approved.

Motion: (Dave/Wes) to accept Michael's report

CARRIED – John – Abstained – Should not be brought to the Board, unless the threshold has been met.

- b)** September, October, and November 2022 – Water Dept. report for review – Terry Leonard – Terry to Present. – In Report – Again, ARSENIC numbers are given by CARO – Mg per liter. Terry has created a booklet of Valves - consisting of past to present locations and issues. Also, there is a \$50.00 shut-off fee, just a reminder.

Motion: (Dave/Wes) to accept Terry's report

CARRIED

8) FINANCIAL REPORTS: To be presented by John Todd

- a)** October 2022 Balance Sheet – **A**
- b)** Water Department Expense Report – **B** – October 2022
- c)** Fire Operations Expense Report – **C** – October 2022

John has questions about some of the numbers from the auditor, Omland Heal, so he asked the Board for permission to speak to them directly as he would understand the answers better than a lay-man.

All agreed.

Motion: (Dave/Wes) to accept John Todd's reports

CARRIED

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9) **BYLAWS & RESOLUTIONS: None**

10) NEW BUSINESS:

- 1) New office desktop – Researching this at the moment
- 2) Michael South – Batteries – in Michael’s report
- 3) Gary Ross – Wants to speak to about creating a connection with USIB. – Gary wants Terry to talk to the USIB again about connecting to Band’s new system – May save time and money.

Next Meeting: January 16, 2022, at 10 am AT THE COMMUNITY CLUB.

4) **Adjournment: Wes – To adjourn the HID regular board meeting at 12:15 am/pm.**

Wes Mufford, Chair



Sharon Carey, Office Clerk