

**Fruitvale & District Water Management Committee
Agenda
October 18, 2010
Village of Fruitvale Council Chambers**

Call to Order – 5:00 pm

Adoption of Agenda

Minutes

Errors or Omissions – Regular Meeting Minutes – September 22, 2010
Adoption of Minutes – Regular Meeting Minutes – September 22, 2010

Delegations - Nil

Reports

1. Report from Glen Grieve, Water Works Foreman

Unfinished Business

1. Update on issues regarding the gate and access to the water treatment facility
2. Water Smart Conservation Plan re: metering in place for 2014 or 2015

Correspondence

1. Request from Doug & Sheryl Kragh for two additional water connections for a proposed subdivision of Plan 785B, Lot 181, District Lot 1236 - 1764 Green Road.
2. Request from Tullio Esposito, owner of Brookside Apartments, for a reduction in water charges due to vacant apartments (advised of Rate Reduction Rules Schedule B of RDKB Bylaw 1411).
3. Request from Ori J. Kowarsky, legal council for Aaron Meyer of M & G Property Investments, owner of Redwood Apartments, for the installation of water meters at 118 and 124 Redwood Drive and a 50% concession on water utilities. (advised of Rate Reduction Rules Schedule B of RDKB Bylaw 1411).

New Business

1. Sprinkling frequency at Fruitvale Elementary School
2. Water usage and/or sales to those outside of the water district boundaries, including contractors
3. Proposed Meeting Dates for 2010/2011 – second Monday of the month (approval)

Adjournment

Minutes of the Fruitvale & District Water Management Committee meeting held on September 22, 2010
in the Village of Fruitvale Council Chambers

Members Present:	Chair:	Rick Johnston
	Members:	Ali Grieve Larry Gray
		Jim Peters (5:30 pm)
Members Absent:		Tabatha Webber
Staff Present:	Secretary:	Lila Cresswell
	Water Works Foreman:	
Others Present:	Water Smart:	Meredith Hamstead, Coordinator Ehren Lee, Consultant, Urban Systems Neal Klassen, City of Kelowna Water Conservation Department (telephone)

CALL TO ORDER

Chair Rick Johnston called the meeting to order at 4:45 p.m.

ADOPTION OF AGENDA

MOVED / SECONDED

THAT the agenda be accepted as circulated.

CARRIED

MINUTES

MOVED / SECONDED

That the minutes of the regular water board meeting held June 9, 2010 be adopted as circulated.

DELEGATIONS

CBT Water Smart Action Plan for Fruitvale & District Water System

Meredith Hamstead, CBT Water Smart Coordinator and Ehren Lee, Urban Systems Ltd. Consultant were in attendance to present and discuss the draft Water Smart Action Plan.

Page 2 of 3

M. Hamstead outlined the Water Smart initiative of Columbia Basin Trust and reviewed the steps leading to the current draft report.

M. Hamstead, with assistance from E. Lee and N. Klassen, reviewed the draft report section by section with the Water Board. Discussion occurred regarding:

- Conservation vision and goals
- Demographic trends
- Water user profile
- Water usage profiles (volumes)
- Objectives
- Target timelines

Lengthy consideration was given to the metering objectives and whether target dates were achievable. In response to queries regarding assistance with public presentation of the water conservation plan, M. Hamstead indicated that assistance would be considered if a specific request was made to her and Kindy Gosal, CBT Director of Water and Environment Programs.

She closed by outlining upcoming education opportunities through CBT.

The Chair and members thanked all presenters for their attendance.

Due to the time expended on the Water Smart Draft Report, it was agreed that the balance of the agenda as follows be tabled to the next meeting of the Water Board.

Reports - Report on Water District Connections

Unfinished Business - Update on issues regarding the gate and access to the water treatment facility

New Business -

1. Request from Doug & Sheryl Kragh for two additional water connections for a proposed subdivision of Plan 785B, Lot 181, District Lot 1236 - 1764 Green Road
2. Sprinkling frequency at Fruitvale Elementary School
3. Water usage and/or sales to those outside of the water district boundaries, including contractors
4. Meeting Dates for 2010/2011 (availability to be determined by email and reported to the next meeting)

ADJOURNMENT

MOVED / SECONDED

THAT the meeting adjourn at 6:13 p.m.

CARRIED

Minutes of the Fruitvale & District Water Management Committee
September 22, 2010
Page 3 of 3

UPCOMING MEETING

It was agreed that the next meeting would be at the call of the Chair and communicated through email.

Chair

Certified Correct:

Secretary

Water Board Report

Water Works

To: Water Board
From: Glen Grieve
Water Works Foreman
Date: Oct 12, 2010
Re: **Monthly Report**

Water Meters

In June we installed water meters at Mazzochi Park, Haines Park, Eastview Park, Creekside Community Park, the cemetery, the arena and on the downtown irrigation. We also supplied the Elementary School with a meter to be installed on their sprinkler system. As of September it had not been installed.

Wells

Before the wells were put online, water level sensors (these measure the static level and also the draw down level of water in the aquifer) were installed. This turned out to be very useful information when determining drought conditions. The flow meters that were installed are working fine giving us an accurate reading of water usage.

Fire Hydrants

Along with our regular maintenance the summer student (Leanne Brace) painted and numbered the hydrants. She did an outstanding job.

Fire Protections

The fire sprinkler system at the Water Treatment Plant was put in and works fine.

Water Mains

The 4" water main on the section of Green Rd. from Birch Ave. to the Beaver Valley Arena (170 meters) was replaced with 8" P.V.C. pipe. We also replaced the hydrant in this area to help with fire flows.

Water Treatment Plant

Northern Underwater Systems used divers to cleanout the clear well in the plant. There was an estimated cubic meter of media cleaned out. This media was ordered and replaced.

Leak Detection

Veritec Consulting Inc., completed the field work for the CBT Leak Detection Program between September 28th and October 1st. They plan to finalize their report in the next few weeks. Preliminary results include 3 leaks and 2 leak noises.

Water Usage - Wells

Using the data acquired from the new flow meters:

1 well produced 22,384 m3
 using 497.7 hrs of electricity
 pump output 197.9 us gal/min

Note: when new, this pump output was 320 us gal/min

#2 well produced 29,225 m3
 using 307.8 hrs of electricity
 pump output 417.8 us gal/min

In 2009, the #2 well (Columbia Gardens Road) utilized 5,108 less KWh of electricity than the #1 well (Maple Avenue). In 2010, the #2 well utilized 10,242 fewer KWh of electricity. The power consumption at #2 well went down from 2009 to 2010, while the power consumption at #1 well went up over the same period. This equals an annual cost savings of roughly \$500.

Water usage Total

	2009	2010
Jan	44,678 m3	46,123.00 m3
Feb	41,688 m3	40,450.11m3
March	43,066 m3	42,600.64 m3
Apr	48,368 m3	41,936.64 m3
May	63,793 m3	50,820.54 m3
June	98,117 m3	54,797.19 m3
July	93,753 m3	100,196.61 m3
Aug	96,773 m3	86,300.29 m3
Sep	<u>65,078 m3</u>	<u>73,692.84 m3</u>
TOTAL	546,946 m3	536,914.00 m3

Parks Water usage

cost @ \$1.68per m3				
Eastview	1,071.68 m3	per/acre	1,164.9 m3	\$ 1,800.42
Hall	663.00 m3	per/acre	-----	\$ 1,113.84
Cemetery	3,294.00 m3	per/acre	1,451.1 m3	\$ 5,533.92
Mazzochi	4,244.50 m3	per/acre	906.9 m3	\$ 7,130.76
Main	3,730.00 m3	per/acre	403.4 m3	\$ 6,266.40
Legion	<u>182.22 m3</u>	per/acre	298.7 m3	<u>\$ 305.76</u>
TOTAL	13,184.4 m3	(13,184,400 litres)		\$22,151.10

Doug & Sheryl Kragh
Box 123
1764 Green Road
Fruitvale, B.C. VOG 1L0
Tel: 250-367-9782
Cell: 250-512-9724
email: kragh@telus.net

July 19, 2010

Secretary,
Fruitvale & District Water Board
c/o Village of Fruitvale
Box 310, Fruitvale, BC VOG 1L0

RE: Subdividing in the Water District
Plan 785B, Lot 181, District Lot 1236

Dear Fruitvale & District Water Board:

We have recently met with the RDKB regarding subdividing 2 additional lots from our above listed property (3 lots in total). We would like to apply for subdivision as soon as the Electoral A Official Community Plan bylaw is adopted.

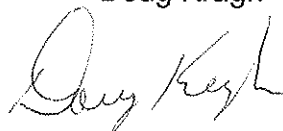
Please accept this letter as our request to obtain approval for 2 additional water connections to service the proposed subdivided lots off Galloway Road (1 connection currently exists for the house on Green Road).

We understand that there will be a meeting of the Water Board this fall. Could you please forward a letter to us if the additional connections are approved? Would you also be able at that time to advise the cost per hook-up?

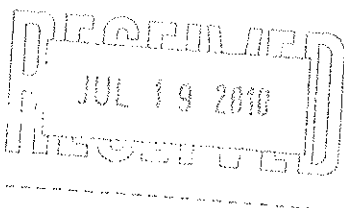
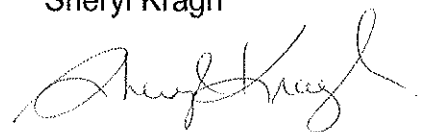
Thank you for considering our request. If you require any further information, please contact us at the numbers above.

Yours truly,

Doug Kragh



Sheryl Kragh



**304768 B.C. Ltd.
3550 Highway Drive
Trail BC V1R 2T3
250-364-0931**

October 13, 2010

Beaver Valley Water System

Re: Brookside Apartment Utility Bill # 659490

Dear Water Board

Could you please support an amendment to RDKB #1411 to allow for a reduction of our Utility bill for 2010, for the following reasons:

1. We are in the process of getting Strata approval from the Village of Fruitvale and as a result our apartment on 50 Brookside Drive, is vacant except for 6 tenants in our building of 22 since the beginning of 2010.
2. We have a similar building in Trail BC with 30 apartments with very few vacancies and our yearly bill is under \$2200.00 per year.

The bill is \$5965.66 for only 6 residents so we find that this is very high.

If you could make a reduction of our Utility bill for 2010 it would be greatly appreciated.

Thank you

Yours truly



Janet Deering
Executive Assistant
For Tullio Esposito owner

KOWARSKY & COMPANY

Lawyers & Notaries

BOX # 12102
SUITE 1008 - 808 NELSON STREET
VANCOUVER, B.C. V6Z 2H2
TELEPHONE: (604) 683-6875
FAX: (604) 683-2737

JACK B. KOWARSKY, LL.B.(B.I.U.) LL.D.(S.F.U.)+
RICHARD W. H. RITSON
ORI J. KOWARSKY
GIL KOWARSKY+

**Associate Counsel
+Currently a Non-Practising Member*

PLEASE REPLY ATTENTION OF: Ori J. Kowarsky

OUR FILE: 60235

October 7, 2010

VIA E-MAIL & FAX: (250) 367-9267

Village of Fruitvale – Main Office
Box 370
1947 Beaver Street
Fruitvale, B.C.
V0G 1L0

Attention: Lila Cresswell, Chief Administrative Officer

Dear Ms. Cresswell:

Re: 118 and 124 Redwood Drive, Fruitvale, B.C. (the "Properties")

We trust this letter finds you well.

In the process of preparing the Alternative Rental Plan in respect of the stratification of 118 Redwood Drive it became apparent to our client, M & G Property Investment Ltd. ("M & G"), that it is paying full property taxes and utilities on Properties that are functionally half empty.

We therefore request that you kindly place on the Agenda for the Council Meeting being held on October 12, 2010 the following three items for discussion before the Councillors:

1. M & G requests that the Village of Fruitvale install utility meters to monitor usage at 118 and 124 Redwood Drive, with priority given to installing meters at 118.
2. That property taxes owing for the 2009 and 2010 taxation years for the Properties be reassessed at 50% of the current Assessment; and

KOWARSKY & COMPANY
Lawyers & Notaries

Village of Fruitvale -- Main Office
October 7, 2010
Page 2 of 2

3. 118 Redwood Drive continue to receive a 50% concession on all property taxes and utilities until such time as the period of the rentals Covenant has elapsed.

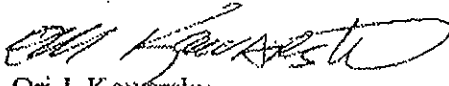
We request that time be set aside at the next Council Meeting to allow Aaron Meyer to make further submissions on these issues.

Would you please email us the finalized Agenda for the upcoming Council Meeting when it is ready?

We thank you for your kind cooperation.

Yours truly,

KOWARSKY & COMPANY
Per:



Ori J. Kowarsky

OJK/jss

BYLAW NO. 1411

SCHEDULE 'A'

PART II - USE OF WATERWORKS SYSTEM

2.1 Tampering with the Waterworks

No person shall make any connection to the waterworks or in any way tamper with, operate, remove, or make any alteration to any hydrant, meter, curb stop, valve, pumping station, reservoir, chamber or other fixture or appurtenance connected with the waterworks without first obtaining written permission from the Regional District or its Operator, or for the use of a hydrant, written permission from the Fire Chief. No person shall, without lawful excuse, break, damage, destroy, uncover, deface, mar or tamper with any part of the waterworks.

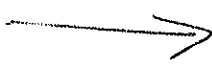
2.2 Liability

It is a condition of the supply of water that:

- (a) In the event that the supply of water to any consumer shall fail, whether from natural causes or accident or from any other causes whatsoever, the Regional District shall not be liable for damage by reason of such failure.
- (b) The Regional District shall not be liable for any injury or damage to any person or property arising or occurring from the use of water from the waterworks.
- (c) The Regional District does not guarantee that water supplied by it is free of any impurity that would affect a manufacturing process or any other use of equipment and devices.

2.3 Termination of Water Supply

The Regional District may order the termination of the water supply to any consumer on thirty (30) day's written notice for violation of any of the provisions of this Bylaw, for failure to maintain the water service pipe in good condition without any leaks, for the non-payment of rates or rents when due, or for refusing to provide for the proper installation of a water meter, or when, in the opinion of the Board, the public interests require such action.



2.4 Sale of Water

It shall be unlawful for any consumer to sell, waste, dispose of or give away Regional District water for use other than on his premises or permit it to be taken or carried away by any person or persons unless such consumer is on a metered account and is conducting a business from the premises concerned in compliance with the Bylaws of the Regional District or permission in writing has been granted by the Regional District.