



PIID Water Trustee's AGM Report 2018

My first year as Water Trustee has proven both interesting and challenging. I owe a huge debt of gratitude to all the members of the Water Team for their mentoring and patient assistance as I learned this critical portfolio, with a special thanks to Maureen who gave so freely of her advice and her time. It has been a steep learning curve, and I have a renewed appreciation for all that has been done over the years by all previous Water Trustees and members of the Water Operators Team. It is important to remember they are all volunteers who contribute so very much of their time and take their responsibilities so seriously.

I also want to express my gratitude to our current Water Operators Team who are such a dependable group of volunteers who maintains our world-class water quality. I need to thank these people, on behalf of all Piers Islanders, again and again:

Maureen Crooks
Mary Jordan
Phillipa White
Cam Russell

Velvet Warrior
Lloyd Phillips
Ming Huey
Katie Steenman

And my thanks also go to the following volunteers who have assisted with the many projects we have undertaken in 2017/18:

Gordon Alexander
Steve Barnes
Jake Clark
Bob Crooks
Deneen Cunningham
Gary Glover
John Hall
Kerry Keats
Greg Miller
Gloria Morson

Colin Robertson
Meredith Robertson
Kelly Stevenson
Jacquie Troger
Kathleen Troger
Doug Turner
Conrad van der Kamp
Ander Wynne-Edwards
Lyndon Yee

I tend to be a bit of a numbers guy so have done a rather interesting exercise. I have estimated the value of the volunteer labour provided by our volunteers this year. Every dollar of this estimate serves to reduce the tax we Piers Islanders pay. This year the people above donated an estimated \$53,115 of their time. This amount equates to approximately \$400 per household in tax savings!

In fact, you may have noted when you received your tax notices, a circular that announced the budgeted amounts for water system maintenance and repair for various other Gulf Islands. The amounts varied this year from a low of \$48,540 on Galiano Island to a high of \$909,060 on the Pender Islands. Our 2017/2018 total was \$13,805.

Having said this, I recognize that some of our current and future projects will have to budgeted for and will utilize fewer volunteer resources.

Water Quality

Although we have had minor problems previously, primarily caused by low chlorine levels from the CRD, in the past year chlorine levels have been excellent and as a result no issues have been reported. We have made minor changes to the water tests we perform as well as increased the frequency of testing from bi-weekly to weekly to

assist in the training of new Water Operators. All these activities are approved by and monitored at Vancouver Island Health Authority.

To see Piers Island Water Sampling Results and Annual Reports go the Piers Island website: www.piersisland.ca, choose the **PIID** tab, and click on **Water**

Maintenance Activities

This has been a busy year for maintenance of our water system. We have completed several time-consuming projects and have more upcoming. Special thanks to Bob Crooks and Ander Wynne-Edwards for their expertise and time.

Completed projects:

- Monitored the move of anchor blocks adjacent to the under-water line.
- Repair under-sea water-line leak.
- Completed testing of the air valves.
- Flushed whole water system including underwater line in conjunction with CRD flushing schedule.
- Clearly identified both underwater lines with GPS coordinates, from the boat ramp to well beyond the government dock. This information will form part of our water system permanent documentation.
- Placed a large '**No Anchoring**' sign at the head of the Piers Island boat ramp.
- Under direction of a contractor, performed annual maintenance activities on our Pump House 2 chlorination system.
- Completed painting exposed metal associated with our water line (standpipes etc.).
- Cleaned the interior of the water tank.
- Applied a trial interior patch on the tank during the cleaning (to stop an existing leak and to prove that there was a viable quick fix if the tank were to spring a leak).
- Obtained quotes from water tank contractors for lining the tank to extend its life (to help assess in the decision about which option is more cost-effective; to extend the life of the tank or replace the tank).
- Sandbagged exposed water-lines at Lands End Road termination.
- Cut a drain port into the base of the water tank to ease the cleaning process.
- Serviced 'water' golf cart.

Upcoming projects:

- Place back flow preventer valves.
- Secure the water lines on both sides of each 'corporate valve' to avoid twisting lines when operating valves.
- Update Water System bylaw to reflect changes in system and standards.
- Design and implement latest versions of other required water system documentation including sampling logs, procedure manuals, emergency plans.

Water Select Committee

The Water Select Committee members include Chair, Charlie Troger, and members Bob Crooks, John Hall, Bill Jordan, Colin Robertson, and Ander Wynne-Edwards. The committee's focus has been to analyze the water tank's condition and recommend whether to repair or replace the tank. The committee has reported to the Trustees and landowners with their recommendation to replace the tank as opposed to continue repairing it. The committee very recently received a geotechnical survey from Ryzuk Geotechnical commenting upon the condition of the proposed site for the water tank (slightly to the south-west of the existing tank). They are now researching options for hiring consulting expertise to help answer some questions that the committee does not feel qualified to answer.

The committee members will now work towards determining the type of tank, the size of tank, the connection requirements and the chlorination system configuration. They will then be able to seek Order of Magnitude quotations that can be used to inform the budgetary process. Additionally, they will develop a configuration and pricing and then be able to seek out potential grants.

The most significant challenge for the *Water Select Committee*, the Trustees and Piers Island landowners over the next few years will be the replacement of our water tank and, along with that, the decision about how to finance this new asset. Early indications are that the cost of the tank will likely exhaust our Water System Capital Reserve Fund.

Submitted by Charlie Troger
PIID Water Trustee