#### **DEWDNEY AREA IMPROVEMENT DISTRICT**

# Box 3005, Mission, B.C. V2V 4J3 Phone-604-826-2713 (messages)

Email: admin@daidinfo.com Website: www.daidinfo.com

# TRUSTEE MEETING Hatzic Prairie Hall – 10845 Farms Road May 27th, 2024 -7:00pm

## **MINUTES**

In Attendance:

Ray Boucher

Deb McKay

Richard Astell

Steve Anderson

Ross Thompson

Rick Dekker

Greg Hawksby

Elske Von Hardenberg

Dave Scott, Operations Manager

Ron Beck, Dyke Manager

Heather Thompson, Administrator

**Land Owners:** 

19 ratepayers were in attendance.

**CALL TO ORDER:** 

Deb McKay, Chair – 7:00 pm.

Motion:

To adopt May 27<sup>th</sup>, 2024 meeting agenda.

Ray Boucher/Ross Thompson

Opposed: None

**Motion: Adopted** 

Motion:

To adopt March 4<sup>th</sup>, 2024 Trustee meeting minutes. Elske Von Hardenberg/Rick Dekker

Opposed: None

**Motion: Adopted** 

Signed: Motion: March 4th, 2024 Trustee meeting minutes – Deb McKay, Chair To adopt April 22<sup>nd</sup>, 2024 AGM Meeting Minutes.

Ross Thompson/Steve Anderson

Ray Boucher/Richard Astell

Opposed: None

**Motion: Adopted** 

Signed:

April 22<sup>nd</sup>, 2024 AGM Meeting minutes – Deb McKay, Chair

To adopt April 22<sup>nd</sup>, 2024 Post AGM Meeting Minutes. Motion:

Opposed: None

**Motion: Adopted** 

Signed:

April 22<sup>nd</sup>, 2024 Post AGM Meeting minutes – Deb McKay, Chair

# **Operations Report:** Dave Scott

- Due to seal issue, pump #3 was removed and sent to Beaver Electric for repair, however, will monitor progress of repair as their pump specialist has since passed away.

Freshet is now over and due to reduced snowpack and local rainfall, there was no need for pumping.

### Dyke Report: Ron Beck

UBC research team have released their test fish, due to low water, the fish did not enter the lake

Gate Lock missing at the boat launch, have contacted FVRD

### Admin/Finance: Heather Thompson

- Continue to work on collections, current status is as follows:

o 2023 Arrears

\$26,891.81

o 2023 & Older

\$51,221.00

**Total Owing** 

\$78,112.81

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- Advised trustees that most of the ratepayers contacted are making a conscious effort to pay down their delinquent balance, however there are a least six who have not responded or ignored all notifications and are more than 5 years arrears/delinquent.
- As DAID has never held a tax sale, requested that trustees put forth a motion seeking legal advice on holding a tax sale.

Motion:

To acquire legal representation to determine steps necessary for holding a Tax Sale.

Ray Boucher/Ross Thompson

Opposed: None

**Motion: Adopted** 

- 2024 Tax Notices will be mailed out after June 15<sup>th</sup>, 2024.

### **Old Business:**

- Dyking Committee has had no response from either the Deputy Minister of Dykes or the City of Mission regarding the use of the dyke as an access road to the Industrial Park.
- Trustees where sent a copy of documents 295287 & 2952588 under the Statutory Right of Way (SRW) 12605 and it was determined it would be beneficial to get a legal interpretation, once this has happened, the committee would again reach out to the DMD & the City of Mission.

Motion:

To seek legal interpretation of SRW12605 registered at Land Titles on December 2<sup>nd</sup>,

Elske Von Hardenberg/Jim Loewen

Opposed: None

**Motion: Adopted** 

## New Business: see Appendix I

- STU (Short Term Use) water license status for 2024.
- This license is still pending as of the time of this meeting.
- All information has been posted to <a href="www.daidinfo.com">www.daidinfo.com</a> under the heading NEWS.
- Trustee McKay will continue to post information as it happens.

#### **Public Questions:**

- Questions from attending ratepayers were answered by trustees; their concerns on the effect of low water and its effect on fish, wildlife and if small farms will be able to have enough ground water to irrigate their crops, were noted and will be passed on to the various ministries involved.
- An overview was explained to ratepayers on the taxation structure, DAID has no control over BC Assessments and how it values individual properties. It was also noted that the BC Assessment for farm land has not increased in value for a number of years as few farms are sold.
- For an example of how 2024 tax mil rate was calculated.....see Appendix II

Date for next Trustee meeting: Jun 17th, 2024 @ 7pm

Meeting Adjourned: 8pm

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#### Appendix I

#### 2024 Freshet / Hatzic Lake Level / 2024 STU Application / Use of Slide Gates

In a normal year, during spring freshet the Fraser River level rises forcing the dyke flap gates closed until the end of freshet. During this time water coming from the creeks and sloughs in the Hatzic watershed above the lake help the lake level rise to 2.5 to 2.6mASL. During the 2014 pumpstation build a set of Slide Gates were included to enable the new pumps to be test in late September when the natural lake level is low. Each year since 2015 DAID has applied and received approval for a STU (Short Term Use of Water) permit to use the Slide Gates to retain water after freshet ends (usually late July to mid August) until after the September long weekend.

On February 15, 2024 DAID submitted the 2024 STU application that was accepted and sent to the Water Authorization teams on February 29, 2024. DAID monitors local and northern snowpacks, Fraser River levels at Prince George, Hope and Mission, forecasted weather conditions. With low snowpack (65% of normal), lower Fraser River levels at Prince George and Hope, it became apparent this year the freshet would be much shorter or almost non existent. With a very short freshet any water that came into the lake would flow through the dyke flap gates out to the Fraser River as soon the river is lower than the lake.

On May 6, 2024 DAID staff and Trustee started looking into the status of the 2014 STU application. During a call to Front Counter BC, after explaining our concerns regarding little or no freshet, lake level, impact on agriculture, fish and ratepayers, we were told an **urgent attention required** message would be sent to the Water Technical Assessment team and a return call would be forth coming. On May 9<sup>th</sup> an email was sent to the Water Authorization team referenced in the STU application. After no response from previous phone call or email, on May 15 a second call made to Front Counter BC resulted in contact with a member of the Surface Water Authorization team, discussion regarding DAID concerns listed above and the need to be proactive in retaining water earlier than normally for irrigation, prevent fish killed from shallow and extreme warm water conditions (Friday May 10 water temperature in low areas was 24c (76F). Also, on May 15 emails detailing concerns and time is of the essence were sent to local MLA's and local First Nations. May 21, phone call to the Surface Water Authorization contact and email to local MLA's office were sent pleading that Fraser was dropping and water would start to leave the lake with in 24-48 hours. Today May 22, 2024, no approval confirmation of the 2024 STU has been received.

Over the past 3 days the Fraser River has dropped and May 22, is now lower than the lake and water is starting to flow from the lake.

Without the 2024 STU approval from the Ministry of Water, Land and Resource Stewardship, to use the Slide Gates, DAID cannot take proactive actions to help with the predicted drought conditions. Low water levels in the lake and sloughs hinder agricultural irrigation fish are killed by shallow and over heated water, and low ground water levels can affect local wells.

DAID is advising, water levels will be low and may fluctuate when rainy weather is experienced, also it may take 25 plus days to reach a summer level if or when the 2024 STU approval is received. Continue to monitor DAID's website www.daidinfo.com for information regarding the status of the 2024 STU Application Approval.

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	Appendix II	
2024 Mil rate	Dewdney Area Improvement District	nt District
Assessed Values (after exemptions)		
Total Assessed Land Values (2024)	357,236,404.00	
Total Assessed Improvement Values	191,544,558.00	
Total Assessed Values (2024)	548,780,962.00	
Total Assessed Parcel Tax (2024)	76,975.00	
2	26,250.00 (am	26,250.00 (amounted rounded up)
Total Assess parcel & Acres Tax (2024)	103,225.00	
Calculation - Mil rate formula	2024 Budget minus (Total	(Total Parcel + Acres Assessed Tax) x 1000
	Total Assessed Values	
2024 Budget	405,000.00	
	103,225.00 Min	103,225.00 Minus Parcel & Acre taxes
	301,775.00 Bud	Budget amount left for mil rate calculation
Budget divided by Total assessed values	301,775.00	
	548,780,962.00 equals	als 0.000549901
Double check to make sure you cover		
budget	548,780,962.00	548,780,962.00
Total Assessed Value x mil rate	0.00055000	0.00056
	301,829.53	307,317.34
Suggested 2024 Mil Rate .55 cents/per thousand	ousand	