SKAHA ESTATES IMPROVEMENT DISTRICT

HISTORY

Skaha Estates Improvement District was established in 1977 to provide waterworks.

In 1980, the Letter of Patent was updated to include parks.

The Letters of Patent set the governance structure of three trustees.

The Board of Trustees must enact bylaws in order to charge tolls for the services, establish reserve fund or borrow money.

PREVIOUS SYSTEM ASSESSMENTS

Engineering Assessment

- In 2000 an Engineering Assessment was conducted by Wildstone Engineering. Issues identified include the need for watermains to be replaced within 10-15 years, addition of a new reservoir for new development areas and identification that reserve funds were inadequate to replacement AC pipes. Recommendations from this report indicated that SEID should plan for the replacement of AC pipes, expansion of water supply system and a plan to develop sufficient water supply capacity and increased intake and pumping capacity.

PREVIOUS SYSTEM ASSESSMENTS CONTINUED

Engineering Assessment

- In 2003, RockGlen Consulting conducted a further assessment of the Wildstone Engineering report.
- RockGlen identified that upgrading pump capacity, installing a second water intake and construction of new water reservoir. They also outlined that distribution pipelines, hydrants and valves will be required to meet new development demands.

WHERE WE ARE TODAY

- In 2023 Interior Health issued Conditions on Permit for the Skaha Estates Water System
- In 2023 TRUE Engineering was contracted by SEID to conduct a system assessment.
- In 2023 Larratt Aquatic Consulting was contracted by SEID to assess the intake.
  - *Note: March 2025 Larratt assessment remains in draft form.
- In 2023 the SEID Trustees approached the RDOS to consider taking over the Improvement District
- RDOS expanded the scope of the TRUE Engineering assessment

WORKS COMPLETED

Compliance

- Qualified Water Operator retained on 5 day per week contract (on-call on weekends)
- SEID works with the water operator and receives guidance from the water operator regarding any issues that arise and future improvements.
- Numerous upgrades to system have been completed: New 40 hp pump, electronic monitoring turbidity, electrical upgrades, communications to upper reservoir, alarm
- Some Conditions on Permit have been complied with
- Boil Water Notice Downgraded to Water Quality Advisory

Understand

- There are still numerous upgrades required to the system which does have a financial impact on all residents.

OPEN HOUSE – FEBRUARY 19, 2025

TRUE ENGINEERING

- TRUE Engineering presented to the residents the results of the system assessment and identified works that need to be completed.
- TRUE stated during the presentation that cost estimates were high as they factor in for the unknown.

RDOS

- RDOS presented to the residents the estimated financial impacts on residents should the RDOS take over the water system to achieve the works identified by TRUE Engineering.

Capital Projects

	Projects	Cost Plus Engineering (15%) and Contingency (30%)	Replacement Cost Portion	Upgrading Cost Portion	Implementation Timeframe
P1	*Water Meter Implementation Program*[1]	**$640,000**	-	$0	2026 -2029
P2	*Lake Intake and Lower Pumpstation Wet Well*	**$1,454,000**	$1,055,000	$399,000	2027
P3	*Lower Pump Station Chlorine Disinfection*	**$160,000**	$160,000	$0	2027
P4	*Lower Pump Station Electrical and Fencing*	**$174,000**	$131,000	$43,000	2027
P5	*Distribution Upgrades Phase 1: Chlorine Contact Pipe and Devon Road Upsizing*	**$1,041,000**	$673,000	$368,000	2028
P6	*Upper Reservoir Electrical*	**$30,000**	$26,000	$4,000	2029
P7	*Upper Pumpstation Upgrades and Electrical*	**$156,000**	$102,000	$54,000	2029
P8	*Distribution Upgrades Phase 2: Intermediate Pressure Zone Upgrades*	**$3,989,000**	$842,000	$3,147,000	2030
P9	*Reservoir Rehabilitation*	**$290,000**	-	$0	2030
P10	*Building Rehabilitation*	**$116,000**	-	$0	2030
P11	*Water Treatment Plant (likely Filtration) TBD*	**Capital Budget: $7,000,000 to $8,000,000**			

1. 1. Total project cost to be implemented over 4 years.

SKAHA ESTATES IMPROVEMENT DISTRICT PLAN

Priority #1 – Water Quality & Compliance

Lake Intake & Treatment Plant

Priority #2 – Infrastructure and Distribution

- Infrastructure Upgrades & Distribution System Upgrades

FUNDING OPTIONS

Financial Costs

The financial impacts to residents for completing the works identified if the water system remains as an improvement district will need to be calculated by an Accountant.

Funding Structure

Rate per lot with a loan including compounded interest

a. One rate divided equally amongst lots
b. One rate tiered in alignment with property classifications

Flat percentage increase that will achieve financial requirements

Yearly Special Assessment (similar to the Water Improvement Fee) (no loan)

a. One rate divided equally amongst lots
b. One rate tiered in alignment with property classifications

PROJECT 1 – LAKE INTAKE AND LOWER PUMPSTATION WET WELL – 2028

Reasoning – Intake structure is shallow for drinking water

due to water chemistry, algae and bacteria

Cost - $1,454,000 (Estimated based on TRUE Engineering)

Plan –Engineer to draft and issue Request For Proposal.
Engineer to make recommendation on qualified contractor.
Project awarded to Qualified contractor who will be responsible for applying for all permits,
Installation and coordinating work with Water Operator.

***Reserves cannot be drained**

TRUE Engineering Report/Larrat Report

FUNDING – PROJECT 1 (LAKE INTAKE AND LOWER PUMPSTATION WET WELL)

Option 1 - Loan - $1,454,000 @ 7.2% Term 30 years (estimated rate as per Interior Savings prime plus 2%) ***Cost per residence would require financial analysis**

*** This will allow work to begin immediately**

Option 2 - Special assessment: $2,435 per year per lot – 3 years term (based on 199 lots)

- **$203 per month per lot – 3 years term (based on 199 lots)**

***This would require SEID to save for the project first**

PROJECT 2 – WATER METER IMPLEMENTATION - *TBD*

Reasoning

- **Exceeding licensed water limit**
- **Goal is to reduce consumption**

Accurate and Fair Billing

- **Larger properties use more water**
- **Multi-family homes use more water -currently being taxed same as single family homes**

Leak Detection

Pay per use Rate system will assist in funding required upgrades

PROJECT 3 – WATER TREATMENT 2035 – (ESTIMATED)

Reasoning – Condition 1 – Interior Health Operating Permit

Cost – Up to $8,000,000

Plan – Engineer to draft and issue Request For Proposal.
Engineer to make recommendation on qualified contractor.
Project awarded to Qualified contractor responsible for applying for all permits, installation and coordinating work with Water Operator.

Funding

Option 1 - Loan - $8,000,000 @ 7.2% Term 30 years (estimated rate Interior Savings prime + 2)

Additional Considerations

Location of plant (purchase of land or placement at park)
Type of Plant required to be evaluated with water quality data from new lake intake

P. 69 TRUE Report/Interior Health

INFRASTRUCTURE & DISTRIBUTION SYSTEM UPGRADES

The Infrastructure and Distribution System Upgrades will still have to be completed to bring the system up to todays standards.

Other projects will still be completed as required – For example Distribution main upgrades as a result of pipe failure

OPTION 1
CONVERSION TO RDOS

Pros

- Access to lower borrowing rate
- Potential for grants to cover cost of upgrades
- Knowledgeable staff and extensive experience with water systems.
- Additional park maintenance and upgrades

Cons

- Loss of control of park
- Loss of control of water system
- Uncertainty of when upgrades will take place

OPTION 2 – MAINTAIN SEID

Pros

- Maintain control of water system
- Maintain control of park and park remains private

Cons

- No access to grants
- Higher borrowing rate
- Higher cost to residents
- Trustee turnover – Terms are 3 years

****Important Note: Should the residents vote "No" to the RDOS Conversion, SEID Is not eligible to request conversion for 5 years.**

CONSIDERATIONS

Trustees Positions

Trustees are elected. A small stipend provided. Time commitment can vary from a few hours per month to several hours per week.

3 Year Terms

Trustee Terms are for three years – if current Trustees do not run or are not elected, **the next Trustees will have to commit continuing the work.**

Comunity Participation

As the Trustees are volunteers, the community will need to step up with respect to maintaining the parks area. Especially when it comes to garbage in the parks, overgrown grass, leaves, and snow.

OTHER INFORMATION

- **In the event that the residents vote “No” to conversion, SEID will be responsible for paying for the TRUE Engineering Assessment - $125,000 to paid out of Reserves.**

- Additional income as a result of implementation of water meters not factored into calculations as a rate structure will need to be established.

- There will be additional costs not factored in as a result of the increased time required by the Water Operator to attend with the projects.

VOTER ELIGIBILITY

In BC, voting eligibility is governed by the Local Government Act as well as the Letters. Individuals must be Canadian, 18 years of age or older and have been a resident of BC for at least 6 months. Voters must also own land within the improvement district and each registered owner is entitled to vote, meaning renters or tenants are not eligible to participate. This extends to non-resident property owners who own property but don't live in the ID.

- As for corporations, each corporate entity is entitled to one vote, and the corporation must designate a representative to vote on its behalf.

RESOURCES

- TRUE Engineering
- Condition on Permit – Interior Health
- RDOS Regional Connections
- Larratt Aquatics – *Draft Report*

NEXT STEPS

AGM – April 22

- 7pm – Gymnasium OK Falls Elementary
- 2024 Financial Report
- Trustee Election

Conversion Vote

- Date TBD

THANK YOU

PLEASE SUBMIT ALL QUESTIONS TO SKAHAESTATESWATER@GMAIL.COM

OR VISIT THE RDOS REGIONAL CONNECTIONS PAGE