

# SHIPS POINT IMPROVEMENT DISTRICT

## 2025 Water Technical Report

### Operations:

The water system continued to perform as designed with assistance of Water Operator Dave Shepherd, assistant Water Operator Mike Mesford and generator technician John Lowe . Major maintenance projects included the redevelopment of Well #3 which restored the performance of the well .This was a repeat of the redevelopment of Well #4 which we did in 2024. Dave has listed other projects in his report

Another major project of note was the replacement of the Programable Logic Controller .This was completed but there were definitely some hiccups that were resolved by Dave and the contractor .

### Five Year Capital program

About ten yrs ago SPID was faced with costly upgrades to the water system .The residents voted on and approved a bylaw to proceed with the upgrade and increase the taxes to pay for the improvements . To fund the project SPID was given approval to borrow up to \$2.5 million dollars. A Capital Reserve Renewal Fund was set up to pay down the debts and provide for system upgrades required to meet water quality and quantity objectives or requests by Island Health .

SPID has a debt remaining of approximately \$1.5 m with a remaining amortization of 10 to 21 yrs. We currently have payments of \$11,250 /month. In 2024 we were able to reduce the payments by making extra principal payments at time of a loan renewal

Island Health has deemed one of our wells as GARP (Groundwater at Risk of Pollution ) . Although we could upgrade the well with UV protection, SPID has decided to drill a new well. Although more expensive ,the new well is considered a better investment for technical and operational reasons .This expenditure is shown in the 5 yr plan below.

SPID receives the tax funds for capital in March of every year but the loan payments are paid out monthly during the year. SPID has taken advantage of this payment sequence by purchasing a cashable GIC in March that effectively turns a no interest checking account into an interest earning checking account .This earned interest is added to the CRRF account every month. Our current projection is that we would have about \$100,000 available to pay down debt at the end of 2030 but these funds may have to be redirected to alleviate threats to our water system including but not limited to mitigating flood damage or providing drought protection .

Five Year Plan for Water Capital Reserve & Renewal Fund							
Source of Funds (CRRF levy)	2025	2026	2027	2028	2029	2030	
Balance in CRRF previous year end	\$ 50,224	\$ 53,204	\$ 54,230	\$ 15,457	\$ 56,685	\$ 77,914	
Capital Levy (annual \$600/ ratepayer)	\$ 172,200	\$ 172,000	\$ 172,200	\$ 172,200	\$ 172,200	\$ 172,200	
Interest on GIC (approx)	\$ 1,955	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	
<b>Sub Total</b>	<b>\$ 226,404</b>	<b>\$ 229,230</b>	<b>\$ 230,457</b>	<b>\$ 191,685</b>	<b>\$ 232,914</b>	<b>\$ 254,144</b>	
<b>Use of Funds</b>							
Annual P&I loan payments \$11,244 per mo	\$ 134,930	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	
PLC (Programmable Logic Controller) project	\$ 38,270						
New well		\$ 40,000	\$ 80,000				
Flushing stations for wells #3 & #4					\$ 20,000		
<b>Sub Total</b>	<b>\$ 173,200</b>	<b>\$ 175,000</b>	<b>\$ 215,000</b>	<b>\$ 135,000</b>	<b>\$ 155,000</b>	<b>\$ 135,000</b>	
Balance in CRRF as of Dec 31 each year	\$ 53,204	\$ 54,230	\$ 15,457	\$ 56,685	\$ 77,914	\$ 119,144	

SPID continues to actively manage the current operation and the future challenges to maintain the integrity of the water system for the Ships Point Residents

SPID is supported by the work of the Water Technical Committee which consists of Mike Mesford ,Dave Shepherd , Bob Timbers , Bruce Prested , Brad Shuya and Bill Trussler. They monitor the monthly performance the systema and make recommendations to the SPID Board. Attendance at the monthly meetings is open to any SP resident that would like to participate.

SPID is appreciative of the work of the Beaufort Watershed Stewards . This is a dedicated group of volunteers whose mission is to protect and monitor the Beaufort Watershed . This is the watershed that supplies the water to the aquifer that the Ships Point wells draw from. This has proven a very good substitute for work that the BC government should be doing .The BWS work is very valuable to SPID as it provides protection for a multi million dollar investment that SP residents have made in their water system. It deserves support from all SP residents

Bill Trussler SPID Trustee

Chair of the Water technical Committee