



# Electoral Area Directors & Municipal Regional District Tax Committee

## MEETING AGENDA

January 18, 2022 – 12:00pm  
RDMW Office – 2044 McNeill Road, Port McNeill, BC

Join Zoom Meeting:

<https://us02web.zoom.us/j/81104457779?pwd=MmNOMGc0NkttVU5FblhtSzZzMIAwZz09>

### Page- CALL TO ORDER

- 1      **1. Agenda**  
Approval of Agenda as Presented (January 18, 2022)
- 2-3    **2. Delegation**  
Michael Margolick, Sointula Resource Centre
- 2-3    **3. Minutes**  
Adoption of EA & MRDT Committee Minutes held October 19, 2021
- 4-5    **4. Report**  
Application for Gas Tax - Woss Sewer Flow Monitoring Pre-Lagoon
- 6      **5. Discussion**  
Arena Manager Update on Arena Solar/Accessibility Project  
Related Documents:
  - 6      a) GT2020-05 (Revised) Chilton Arena Tesla Back-up Power System
  - 7-8    b) Purchase Requisition
  - 9-12   c) Hakai Proposal
- 6      **6. Correspondence – None**
- 7      **7. Next Meeting – To be announced**

**ADJOURN**



# Electoral Area Directors & Municipal Regional District Tax Committee

## MINUTES

October 19, 2021

RDMW Office – 2044 McNeill Road, Port McNeill, BC

**CALL TO ORDER: 11:33 am**

### Attendance:

EA/PA Directors: Chair Andrew Hory, Kevin Cameron (Zoom), Sandra Daniels, James Furney (Zoom), Rod Sherrell

Other Directors: Dennis Buchanan

Staff: Greg Fletcher, Administrator; Pat English, Manager of Economic Development, Nicole McDowell, Recording Secretary

Guests: Sean Feagan

### 1. Agenda

21-40 It was moved and seconded, that the agenda dated October 19, 2021 be approved.

**CARRIED**

### 2. Minutes

21-41 It was moved and seconded, that the minutes dated September 21, 2021 be adopted.

**CARRIED**

### 3. Reports

a) Manager of Economic Development

i.) Revised Rural Tourism Action Grant (RTAG) Program

*Also noted:*

- *The application for the increase of the MRDT from 2% to 3% has been submitted to Destination BC and the associated bylaw, approved by the Inspector of Municipal Affairs, will be coming forward to the Board of Directors for final reading this afternoon.*
- *Given the level of reserves already in the account, and the anticipated revenue as of July 1, 2022, we are requesting a six-month acceleration of the new program guidelines to begin on January 1<sup>st</sup> instead of July 1<sup>st</sup>.*
- *Manager of Economic Development feels that Destination BC may come back to the RDMW, if the reserve is not spent, and ask what the intent is as it has been mounting steadily for the last five years ... better to use the reserves for their intended purpose.*

21-42 It was moved and seconded, that the amended Rural Tourism Action Grant (RTAG) Program come into effect as of January 1, 2022.

**CARRIED**

ii.) RTAG 2021-01 BCMAS Contemporary Dance

*Also noted:*

- *Director Daniels of Area A shared that the insurance company just informed her today that events in the Malcolm Island halls, will require additional insurance – Event Insurance.*

- *Manager of Economic Development added that the applicant has submitted a COVID proposal, which he has compared with Covid guidelines, and the event does meet the current requirements.*
- *Director Daniels further explained that this additional insurance is for any new and upcoming events and will be \$25 per event.*

21-43  
RTAG 2021-01

It was moved and seconded, that RTAG 2021-01 BCMAS Contemporary Dance Application be approved.

**CARRIED**

iii.) GT2019-09 FO Hall Conversion - REPEAL

*Also noted:*

- *The BC Movement Arts Society and the Malcolm Island Arts Society has given notice that they will not be proceeding with the LED light conversion at the FO Hall until an unknown time and have requested that the gas tax project be cancelled.*
- *When they have their budget fully in hand, and when this project is a priority, they will come back to the EA Committee with a full report.*

21-44  
REPEAL  
GT2019-09

It was moved and seconded, that GT2019-09 FO Hall Conversion be repealed.

**CARRIED**

**Next Meeting** – To be announced

**Adjournment:** The meeting adjourned at 11:45 am

***CERTIFIED CORRECT***

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
CHAIR



**REGIONAL DISTRICT OF MOUNT WADDINGTON**

2044 McNeill Road, P.O. Box 729, Port McNeill, B.C. V0N 2R0

Phone: 250-956-3161 or 250-956-3301 fax: 250-956-3232

**APPLICATION FOR GAS TAX-COMMUNITY WORKS**

**NAME OF APPLICATION:** Woss Sewer Flow Monitoring Pre-Lagoon

**LOCATION AND ADDRESS OF PROPOSAL:**

**COMMUNITY**  Woss

**IN ELECTORAL AREA:** D

If **REGIONAL**  **Regional Wide Service** or  **list Impacted Communities and areas:**

**SERVICE:** Woss Sewer Service

**RDMW Land Tenure:**

**TYPE OF APPLICATION:**

Local Roads/Bridges  Public Transit  Drinking Water  Wastewater  Solid Waste   
Community Energy Systems  Recreational Infrastructure  Cultural Infrastructure  Tourism  
Infrastructure  Disaster Mitigation  Capacity Building

**NEW DEAL FUNDING REQUIRED** Project Budget Attached  Community Support Attached

Factoring extra allowances prudent in the current uncertain conditions, \$11,000 is being requested from Gas Tax with any residuals being returned.

**PROJECT DESCRIPTION:**

The community of Woss has a simple wastewater treatment system consisting of a passive lagoon and settling ponds. The lagoon has been experiencing excessive volumes following rainfall events and the RDMW needs to determine whether infiltration is occurring around the lagoon or in the upstream network of sanitary pipes throughout Woss. The best way to achieve this is by adding a flow meter at the inflow of the lagoon to compare the flows with the existing meter at the outflow of the lagoon.

The ideal flow meter for this application is the Parshall flume with an ultrasonic sensor. The RDMW’s research has shown that this is the most cost-effective solution delivering accurate results with low long-term maintenance. This system will utilize an existing solar power and transmission system to allow for remote data collection. This secondary device will also improve the overall accuracy of the RDMW’s wastewater flow data collection.

Below are the associated project costs

Description	Quantity	Unit Price	Total Price
6" Parshall flume + shipping	1	\$5,000	\$5,000
Ultrasonic Sensor and electrical hookup	2	\$1,000	\$2,000
Misc. construction and installation costs		\$500	\$500
Research and planning		\$1,650	\$1,650
Contingency		20%	X 1.2
		Sub Total	\$11,000

**COMMUNITY WORKS OBJECTIVES ADDRESSED BY PROPOSAL:**

- First step in determining future maintenance requirements for the lagoon and the upstream network of sanitary pipes throughout Woss.
- Meeting wastewater permit requirements with improved accuracy.

**TEST OF INCREMENTALITY**  *This project could not have been considered if New Deal funds were not available.*

**MEASURABLE OUTCOMES (expected benefits)**

- Second set of wastewater flow data collected remotely

<b>FOR OFFICE USE ONLY</b>	<input type="checkbox"/> Copy to Finance Finance File Number: _____
STAFF LEAD: <i>Cody Pawluk, Operations Assistant</i>	
DATE RECEIVED: <i>January 11, 2022</i>	PROJECT NUMBER:
CONSIDERED BY NEW DEAL COMMITTEE ON: <i>January 18, 2022</i>	MOTION NUMBERS:
DECISION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved subject to: <input type="checkbox"/> Not Approved	
BUDGETED PROJECT COST: <i>\$11,000</i>	PROJECT CERTIFIED COMPLETE: _____
NEW DEAL APPROVED FUNDING: \$	COMPLETION DATE:
ACTUAL PROJECT COST: \$	DATE CONFIRMATION PROVIDED TO UBCM:



**REGIONAL DISTRICT OF MOUNT WADDINGTON**

2044 McNeill Road, P.O. Box 729, Port McNeill, B.C. V0N 2R0  
Phone: 250-956-3161 or 250-956-3301 fax: 250-956-3232

**APPLICATION FOR NEW DEAL FUNDING  
REVISED**

**NAME OF APPLICATION:** Chilton Arena Tesla Back-up Power System

**LOCATION OF PROPOSAL:** Chilton Regional Arena, 2205 Campbell Way

**PROJECT LEADER:** Gerry Little: Arena Manager

If REGIONAL  list Impacted Communities and areas: Port Hardy, Port McNeill and Port Alice.  
Coal Harbor, Woss, Sointula and Alert Bay.

**TYPE OF APPLICATION**

PUBLIC TRANSIT  COMMUNITY ENERGY  
SOLID WASTE  WATER & WASTEWATER  CAPACITY BUILDING

**NEW DEAL FUNDING REQUIRED** \$32,000 . Project Budget Attached

**PROJECT DESCRIPTION:** Arena Solar Power Back-up

**Proposal**

**REVISION:**

Install 1 Tesla Powerwall Battery System with 2/13.5 KW batteries. Purchase one inverter generator for battery recharge, a transformer, gateway and supporting electrical systems, an electrical permit, commissioning and testing and coordination with a local electrical contractor

**REPLACES:** Install 1 Tesla Powerwall Battery System with 2/5.5 KW batteries. Purchase one inverter generator for battery recharge.

**Benefits**

- The arena currently has no back-up power system, by installing a Tesla 2 battery system we would be able to provide the North Island with an expanded Regional Emergency Center.
- The Tesla system would provide critical load power to but not limited to; office computers and lighting, image room lighting and kitchen plugs, emergency lighting, fire alarms.
- Provide emergency way finding lighting over the ice surface, bleachers and dressing rooms.
- System is expandable, batteries can be stacked if required at a later date.

**Funding**

Gas Tax: \$32,000

Arena Emergency Reserves OR Town of Port McNeill Contribution: \$16,000 (Arena Committee motion required)

**TEST OF INCREMENTALITY**

*This project could not have been considered if the New Deal funds were not available.*

**NEW DEAL OBJECTIVES & MEASURABLE OUTCOMES (expected benefits)**

- 1) An addition to an alternative energy source
- 2) Increased awareness of the benefit's solar energy by other municipalities
- 3) Increased experience in solar energy projects
- 4) Facility and community resiliency

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Copy to Finance

DATE RECEIVED: November 17, 2020 . PROJECT NUMBER: GT202-05

CONSIDERED BY NEW DEAL COMMITTEE ON: November 17, 2020 . MOTION NUMBERS: 20-39

DECISION:  Approved  Approved subject to \$16,000 contribution from Town of Port McNeill  Not Approved

BUDGETED PROJECT COST: \$48,000 . NEW DEAL APPROVED FUNDING: \$ 32,000

PROJECT CERTIFIED COMPLETED : \_\_\_\_\_ . ACTUAL PROJECT COST: \$ \_\_\_\_\_

DATE CONFIRMATION PROVIDED TO UBCM : \_\_\_\_\_

# PURCHASE REQUISITION

**BILL TO:**  
**REGIONAL DISTRICT OF MOUNT WADDINGTON**  
 Box 729 2044 McNeill Road  
 PORT MCNEILL, B.C. V0N 2R0

**PHONE:** RDMW 250-956-3301 ARENA 250 956-3522  
**FAX :** RDMW 250-956-3232 ARENA 250 956-4940

**SERVICE:**  
**Arena Gas Tax**

**ORDERED FROM:**  
**Hakai Energy**

**DATE:** 17-Feb-21

DESCRIPTION	UNIT TOTAL	UNIT PRICE	TOTAL
Tesla package Incl. Essential package, transformer, Inverter, and LOA costs			41,670.00
50% deposit needed up front	\$ 20,835.00		
GST	\$ 1,041.75		
Total	\$ 21,876.75		
<b>TOTAL</b>			<b>41,670.00</b>

**COMMENTS:**

	<b>GST</b>	2,083.50
	<b>PST</b>	
	<b>TOTAL (+ tax)</b>	<b>43,753.50</b>

	Vendor	Amount
<b>Quote #1</b>	High Tide Energy - Only other somewhat local -Nanaimo	\$ 43,500
<b>Quote #2</b>		

G. Little  
 \_\_\_\_\_  
 REQUESTED BY:

  
**MANAGER'S APPROVAL**

	<i>Check</i>	
REGULAR SERVICE PROVIDER?	Yes	
HAS PRICING BEEN CHECKED AGAINST LOCAL VENDORS?	Yes	
INVOICE ATTACHED?	Yes	
SINGLE SOURCE?	No	(Yes/No)
NOT THE LOWEST QUOTE?	Lowest	(Yes/No)
>\$5,000	yes	(Yes/No)

**CAO'S APPROVAL**  
*If yes to any, CAO Approval required*

## FOR ACCOUNTING OFFICE USE ONLY

<b>BUDGET</b>	<u>Gas Tax</u>	<b>LEDGER CODE</b>	<u>Gast Tax &amp; TPM</u>
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\_\_\_\_\_  
 AUTHORIZED SIGNATURE: REGIONAL DISTRICT OF MOUNT WADDINGTON

## PURCHASE REQUISITION#

## Tesla - Cost Analysis

	<i>Hakai Energy</i>	<i>High Tide Energy</i>	<i>Regional Cost</i>	<i>H6E</i>
Tesla Package	\$ 41,600	\$ 35,000		
Essential panel	INCL	\$ 1,500		
Transformer	INCL	\$ 2,000		
Inverter	INCL	\$ 3,000		
Accomodation	N/A	N/A	\$ 600	
LOA	INCL	\$ 960		
EsL Loads Distrib.	RD	RD	\$ 1,500	
Final Electrical	H6	H6		\$ 3,500
Pre-Travel	\$ -	\$ 1,040		
<b>Total</b>	<b>\$ 41,600</b>	<b>\$ 43,500</b>	<b>\$ 2,100</b>	<b>\$ 3,500</b>
<b>Project Total</b>	<b>\$ 47,200</b>	<b>\$ 49,100</b>		

20-39

It was moved and seconded to approve Gas Tax Project GT2020-05 Chilton Arena Tesla Back Up Power System subject to approval of funding from the Town of Port McNeill in the amount of \$32,000.00

**CARRIED**



To:

Gerry Little  
glittle@rdmw.bc.ca  
Regional District of Mount Waddington  
250-230-3155

Re: Solar Expansion and Powerwall Proposal, Chilton Arena

We at Hakai Energy Solutions appreciate the opportunity to provide you with a proposal for the above noted projects. The intention of this project is to design and install an energy system that provides reliable back-up power so that staff can maintain essential services during a utility outage.

This installation will incorporate:

- Two Tesla Powerwall units installed in the 2<sup>nd</sup> floor electrical room
- Supply and installation of one "critical loads panel"
- One step-up transformer to match the facilities distribution voltage
- Completion of electrical permitting for our scope
- Inter-connection of the existing solar PV into the backup system
- Monitoring package including set up process
- Full turn over package and user training

Hakai Energy Solutions is prepared to provide the system design, installation, system commissioning, as-built drawings, net metering application and monitoring package for this project as defined in this proposal

#### OUT OF SCOPE ITEMS

- Any general electrical work and materials not pertaining directly to the installation of the Powerwall or solar PV systems.
- A network connection is a requirement for all Powerwall installations. A hardwired Cat5E as well as a WiFi signal with enough signal strength to maintain a consistent connection is required. All networking equipment, set-up, configuration and maintenance is the responsibility of the client and must be completed in advance of the Powerwall installation.
- Work to be completed by other electrical contractor:
  - Migration of critical loads from main service panel(s) to our critical loads panel. STAFF
  - Supply and installation of critical loads breakers HB
  - Provision of network connection in the Image Room STAFF
  - Supporting electrical as required



# Solar Expansion and Powerwall Proposal for Chilton Arena

February 16, 2021



### CLARIFICATIONS

This proposal captures the following revisions to the October 15, 2020 quote:

- Migration of the existing solar PV to the backup system. This requires a new 7.7kW inverter as well as an upsize to the capacity of the step-up transformer.
- New Powerwall pricing from Tesla
- Removal of embedded accommodation costs (now this is to be provided by the client at no cost).
- Inclusion of \$50/day LOA per person.

This design is based on the requirement that the connected backed up loads will not have a total demand greater than 20kVA. No individual load can be greater than 60A.

By migrating the existing PV modules over to the backup system, the future expansion of the solar is limited to 66.6kWac. If an additional service is added it may be possible to deploy additional solar (beyond the 7.7kWac present + 66.6kW available future).

### PRICING

To design, supply, install, and commission the Tesla Powerwalls and supply and install the distribution equipment as specified and are inclusive of all labour, materials, travel, permits, freight, insurance, taxes, and fees. Hakai Energy Solutions is prepared to deliver this project according to the following costs:

ITEM	COST
Two Tesla Powerwalls, a transformer, gateway and supporting electrical systems, an electrical permit, commissioning and testing and coordination with a local electrical contractor	\$ 41,670.00
GST	\$ 2,083.50
<b>TOTAL</b>	<b>\$ 43,753.50</b>

We thank you for the opportunity to be of service and should you require further information please contact us at any time.





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We are dedicated to working with communities  
to develop energy systems that are sustainable  
and cost effective while providing  
reliable power year-round.

**1-888-604-3128**

[info@hakaienergysolutions.com](mailto:info@hakaienergysolutions.com) | PO Box 779 | Cumberland BC V0R 1S0 | Canada

