

Rioux, Luke MUNI:EX

From: Marotz, Nicola MUNI:EX
Sent: June 1, 2018 11:30 AM
To: Edmondson, Marijke MUNI:EX
Subject: RE: Kelowna Water integration - OIC update...

thanks

From: Edmondson, Marijke MAH:EX
Sent: Friday, June 1, 2018 10:51 AM
To: Faganello, Tara MAH:EX
Cc: Marotz, Nicola MAH:EX; Edwards, Liam MAH:EX; Van Ommen, David MAH:EX
Subject: Kelowna Water integration - OIC update...

Good morning Tara,

We have been informed that the Orders-in-Council dissolving the South East Kelowna Irrigation District and South Okanagan Mission Improvement District were approved by Cabinet on Wednesday and are likely to be deposited with the OIC office later today. At that point they will be published on the BC Laws website and be considered public.

s.13

Some possible bullet points for the Minister's phone call:

- s.13; s.16
-
-
-

After Minister speaks to the Mayor (or in any event), it might be appropriate if you spoke with the interim-CAO, Joe Creron, to formally convey the same news to the administration.

Cheers, M.

Marijke Edmondson | Director, Governance Structures
Governance and Structure Branch | Ministry of Municipal Affairs and Housing
Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email: marijke.edmondson@gov.bc.ca



BRIEFING NOTE FOR DECISION

Date: April 10, 2018

Prepared For: Honourable Selina Robinson, Minister of Municipal Affairs and Housing

Title: Kelowna Water Integration Strategy Update

Issue: Request for direction - final tender bids confirm increased project costs which are potentially jeopardizing the project from moving forward. Options exist but require direction on a preferred approach.

Briefing Date: Confidential Briefing on April 11, 2018

RECOMMENDED OPTION:

Seeking direction on the following options for the preferred path forward for this project:

1. Seek^{s.12} minor approval for access of up to \$12 million in additional funding to cover revised cost estimates.
s.12; s.13

Key considerations are summarized here (details included in this note):

1. If the project collapses, risk of both levels of senior government funding lapsing:
 - a. Provincial contribution current at \$17.46 million.
 - b. Federal contribution at \$26.45 million - no opportunity to reallocate within CWWF.
2. O.I.C. for dissolution of SEKID was targeting May 9th Cabinet date and May 15th dissolution – put on hold now due to uncertainty from cost increases.
3. The project has maintained steady pace with significant Ministry staff/resource support over several years to get to this to an implementation stage given serious water quality issues. Federal/Provincial assistance is critical to keep rates somewhat manageable for the rate payers.
4. Relationships, while strained between City and SEKID, are still precariously aligned. Delays may challenge the parties to remain in agreement respecting bringing the project to completion.
5. Momentum may be difficult to sustain or renew in the lead up to the local government 2018 elections, and there is a risk that the lack of progress could become a local election issue.
6. Staff/elected officials continuity at risk –s.22
s.22

BACKGROUND:

The City of Kelowna (City) seeks to integrate all water service providers within its boundaries; currently the City provides water to half the residents with the remaining areas serviced by improvement districts. The Kelowna Joint Water Committee (KJWC) was created in 1990 to ensure a collaborative approach to providing water service within City boundaries across the 5 major water providers: the City of Kelowna, Black Mountain Irrigation District (BMID), Rutland Water Works District (Rutland), Glenmore-Ellison



Improvement District (GEID) and South-East Kelowna Irrigation District (SEKID). Ministry staff have been involved with the KJWC over a number of years in a mediation role.

After years of water quality issues, negotiations and planning, in March 2017, the City was approved for \$43.9 million in funding from the Clean Water and Wastewater Fund to integrate the SEKID and the South Okanagan Mission Irrigation District (SOMID) - another very small water system that was failing within the City of Kelowna's boundaries - into the City's water utility. Total eligible project costs were estimated at \$59.1 million, and total project costs (inclusive of non-eligible costs such as legal fees, land purchase and right-of-way's) were estimated at \$63.7 million.

The project will ensure that both SEKID and SOMID are no longer put on boil water advisories. Once the project is complete, the two improvement districts will be dissolved by Order in Council and the ownership of all assets and provision of service transferred to the City.

The City and SEKID have signed a transition agreement in which they agree to implement the transition in the spirit of respect, trust, transparency, and cooperation, and to meet as required to address matters of mutual concern. The agreement further sets out a path for dispute resolution by senior administrative officers, the City Mayor and the Chairman of the SEKID Board, and failing that by a jointly appointed mediator.

In the Fall of 2017, the project received a deadline extension by the federal government to March 31, 2020.

Dissolution Date:

The transition was originally anticipated to occur in 2020. However, to address project cost increases, the City has agreed to internally finance some of the increases through inter-fund borrowing. Therefore, an earlier dissolution of SEKID is required to provide the City with the necessary authority and security to internally borrow. SEKID and the City are now working toward a dissolution date in early May 2018.

Cost Increases:

In the Fall of 2017, the City discovered through its detailed design work to finalize the tender package that the original cost estimates were inaccurate and were increased by \$15.1 million to \$78.8 million due to:

1. inadequate water demand estimates by SEKID now requiring up-sizing of all pipes and pumps – this alone is estimated at approximately \$12 million;
2. re-routing of City owned water trunk main that will bring water from the lake to SEKID; and
3. market escalations due to numerous infrastructure projects in the market enabling construction firms to drive prices up.

City and SEKID staff worked with Ministry staff over several months toward a solution to address the increasing cost pressures. General agreement was reached between the parties that the City would carry the cost increases through internal borrowing against other reserve funds. SEKID dissolution would be accelerated and the SEKID area would be converted to a Local Area Service (LAS) within the City. The LAS would pay back the internal borrowing over 20 years through an increased levee to user water bills of approximately \$35/month (or an additional \$420 a year) on top of the current water bill of approximately \$660 for a total of approximately \$1080/year for the average single residential home. SEKID stated that any cost increase resulting in a water levee above \$20/month would be too difficult for their ratepayers to accept, making the increase of \$15/month to an estimated \$35/month difficult for SEKID to accept. These rates are estimates only, as the City may adjust them to meet final project costs and servicing needs. The City has clearly stated that the goal, over time, is to level out all City water utility user rates.



The City's tender process selected three primary qualified bidders who finalized their bids at the end of February. s.13; s.17; s.21

s.13; s.17; s.21

Appendix A illustrates project cost increases and cost analysis of options.

DISCUSSION:

Discussions regarding the most recent cost increases has been limited to City and Ministry staff – SEKID is not aware of the new cost increases. The City opened the bid packages February 28th which are confidential until a preferred bidder is selected and a contract is signed. The City has until May 29th to select a bidder. Extending this date will increase costs, as vendors will add costs to off-set potential penalties for not meeting construction/project deadlines.

s.13; s.16

City staff are working with Ministry staff to develop possible solutions to address the **new** cost increases. Currently City and Ministry staff have identified three options (see Appendix A for cost analysis):

1. Seek up to \$12 million in new funding to support the project, primarily the SEKID ratepayers:
 - a. \$12 million will ensure the SEKID ratepayers increased water bill remains close to what the anticipated rate increase was from the first projected cost increases were.
 - b. \$12 million also assists in keeping the entire project funding more closely aligned with what was originally approved – which is still a lower funding ratio than most projects with the CWWF.
 - c. Maintains current project, scope, schedule and outcomes including dissolution.
 - d. City and SEKID carry additional cost increases of approximately \$5.6 million which is equivalent to an approximate \$5/month increase to the existing water bill estimate of \$35/month bringing the total water bill cost increase to \$40/month.

s.12; s.13



s.12; s.13

City staff indicate the City can carry some cost increases, however if they must carry the entire increase the burden on the SEKID area ratepayers may put the project in jeopardy. s.13; s.16

s.13; s.16

The

remaining \$5.6 million of additional costs would be covered by the City and SEKID rate payers.

Technically SEKID previously agreed to dissolution, therefore the timing of dissolution and project costs are technically no longer a point of discussion/negotiation for SEKID – however, in the interest of transparency and collaboration, we encourage the City and SEKID to achieve agreeable terms that the province can support.

s.13

Additional funding of approximately \$12 million with the City and SEKID covering the rest of the cost increases would result in a new water rate of approximately \$35-40/month rather than increasing to \$70/month. A \$35-40/month rate increase, is approximately \$5/month more than previously anticipated earlier this spring. A \$70/month rate increase may be considered too much causing the SEKID Board and/or the City to walk away from the project.

An increase of \$12 million in funding would bring the total funding from \$43.9 million to \$55.9 million. The original funding commitment represented a 69% contribution. The original funding was based on \$52.9 million of eligible costs with a provincial contribution of \$17.5 million (\$13.9 million paid upfront) and a federal contribution of \$26.4 million and local contribution of approximately \$19.8 million (inclusive of non-eligible costs). With total funding of \$55.9 million, the provincial contribution would be \$29.5 million (including the \$13.9 million upfront payment), a federal contribution of \$26.4 million and a local contribution of approximately \$40.5 million. With no additional funding, the current funding commitment represents a 46% contribution toward the increased costs. If an additional \$12 million is provided, the total funding would represent a 58% contribution. The majority of projects under the Clean Water and Wastewater program received up to 83% funding.

Additional funding could be allocated on a cashflow basis that best suites government's fiscal plan needs. Payment could be spread over several fiscal years as construction mile-stone payments, paid in one-lump payment (up-front or at the back-end), or made in pre-established allocations per fiscal for the next three to four fiscal years.



OPTIONS:

1. Seek up to \$12 million in additional funding from Treasury Board (recommended)

The recommended option is to seek up to \$12 million from the operating budget across the 2018/19 to 2020/21 fiscal years to help off-set the original under-estimation of SEKID water use demands (identified on page 2 of this note). This funding will be sufficient to ensure the project can continue and meet the original goals and objectives of the original approval.

Pros:

s.12; s.13

Cons:

- ☐ s.12; s.13
- ☐
- ☐
- ☐

2. s.12; s.13

s.12; s.13

Page 008 of 155

Withheld pursuant to/removed as

s.12 ; s.13

Ministry of
Municipal Affairs
and Housing

s.12; s.13

RECOMMENDATION:

- s.12; s.13

APPROVED (recommended option) / NOT APPROVED

APPROVED (recommen


Honourable Selina Robinson

April 11, 2018

Date _____

Appendices: (1)

- ### 1. Project cost increases and cost analysis of options

PREPARED BY:

Liam Edwards, Executive Director, Local Government
Infrastructure and Finance
(250) 208-4835

APPROVED BY:

Tara Faganello, Assistant Deputy Minister, Local Government Division

Jacqueline Dawes, Deputy Minister

DATE APPROVED:

April 9, 2018

April 10, 2018



Appendix 1

Kelowna - SEKID/SOMID Drinking Water Integration Project (\$ in millions)

Date	Cost Estimate	Total	Fed	Prov	City / SEKID	% City must pay	Funding as % of New Costs
March, 2017	Original Cost Estimate - basis for CWWF grant application which was approved in March 2017	\$ 63.70	\$ 26.45	\$ 17.46	\$ 19.79	31%	69%
Fall, 2017	Tender Package Cost Estimate	\$ 78.80	\$ 26.45	\$ 17.46	\$ 34.89	44%	56%
s.17; s.21							

DRAFT Options							
Option 1	Seek TB minor approval to access an additional \$12M provincial funding. The City/SEKID contribution increases by \$5.6M. The City believes this will ensure the project is able to move forward with original scope and outcomes.	\$ 96.40	\$ 26.45	\$ 29.46	\$ 40.49	42%	58%

s.12; s.13



BRIEFING NOTE FOR INFORMATION

Date: May 4, 2018

Prepared For: Honourable Selina Robinson, Minister of Municipal Affairs and Housing

Title: Kelowna Water Integration – Improvement District Dissolutions

Issue: City of Kelowna, with the consent of the trustees of the South East Kelowna Irrigation District and the South Okanagan Mission Improvement District, has requested dissolution of the improvement districts and transfer of responsibility for services to the City. Orders in Council implementing the dissolution and service transfer are attached for Cabinet consideration.

SUMMARY:

- **Attached Orders in Council would dissolve the South East Kelowna Irrigation District (SEKID) and the South Okanagan Mission Irrigation District (SOMID), transferring their services to the City of Kelowna (Kelowna) and establishing local area services.**
- **Cabinet consideration on May 30, 2018, will closely align with Kelowna's anticipated award of a contract for upgrades to the SEKID area, to which senior governments have committed \$43.9 M.**
- **The SEKID dissolution would have immediate effect, while the SOMID dissolution would occur on January 1, 2020, allowing Kelowna time to make financial arrangements for the local upgrades.**

BACKGROUND:

Improvement Districts

Improvement districts are established by Order in Council issuing Letters Patent under the *Local Government Act*. The Letters Patent describe the boundary within which specified services, such as water provision, are provided and taxes and fees may be imposed and collected. A board of trustees, elected by property owners within the improvement district, provides governance related to their services.

Many improvement districts are becoming increasingly challenged in their governance and service management. Through choice or circumstance, an improvement district may be dissolved, often with their services transferred to another consenting local government. Dissolution or conversion can be triggered by events such as:

- the request of a majority of the property owners with a proposal for an alternative service arrangement;
- the request of the improvement district trustees after consultation with the property owners; or
- in rare circumstances, the Province may dissolve an improvement district if there are extreme circumstances to do so.



Improvement districts are dissolved in the same manner as they are created: by Order in Council.

Water Providers

Five water purveyors service the majority of properties within the City of Kelowna. Four of the water purveyors are improvement districts that are fully independent under Provincial legislation with their own Boards and staff, their own water sources and distribution systems and authority to levy taxes and user fees.

Drinking Water Supplied by Water Provider	
Kelowna Water Utility	51%
Black Mountain Irrigation District	17%
Glenmore Ellison Improvement District	12%
Rutland Waterworks District	11%
SEKID	5%
SOMID and other private systems	4%

The five major purveyors are: the Kelowna Water Utility, Glenmore Ellison Improvement District, Black Mountain Irrigation District, Rutland Waterworks District and SEKID. An additional improvement district, SOMID, and 13 small private water systems provide water to their ratepayers.

Integration and Service Conversion

The five improvement districts were brought into the boundaries of Kelowna in a major restructure in 1974. Although the option of immediate conversion was available, rural service structures and service levels were left in place in significant portions of the municipality. Five improvement districts continue to provide irrigation water to those areas and domestic water to new developments. Kelowna currently provides water to half of its residents.

Kelowna is seeking to integrate all water service providers within its boundaries over time. Ministry staff have been involved in a mediation/facilitation role with the Kelowna Joint Water Committee since 1990. The Committee was created to take a collaborative approach to water provision within Kelowna boundaries across the five major water providers: Kelowna, Black Mountain Irrigation District, Rutland Water Works District, Glenmore-Ellison Improvement District, and SEKID. SOMID was not a participant on the Committee.

In 2016, Kelowna and SEKID worked toward a single approach for updating the region's water system by participating in a value planning study, with a specific focus on integrating the Kelowna and SEKID systems. The other three improvement districts opted-out of the exercise, stating at that time they had no desire to integrate and that their systems met all necessary regulatory requirements.

South East Kelowna Irrigation District

SEKID encompasses almost 9,000 acres of land, most of it agricultural. SEKID provides water to 5600+ people with 2268 residential water connections and 500 commercial connections. The SEKID system has frequently been subject to boil water advisories from Interior Health. Kelowna and SEKID completed the value planning process in order to receive the joint federal and provincial infrastructure funding SEKID requires for critical system upgrades. On March 24, 2017, SEKID signed a transition agreement in which they agreed to request that the Province transfer the assets and liabilities of the SEKID to Kelowna. Ministry staff accept this transition agreement as equivalent to a SEKID resolution requesting dissolution.

There is a minor difference between the existing boundaries of SEKID and the local area service proposed by Kelowna, related to one property outside the Kelowna municipal boundary. The single property owner has agreed to enter into a separate service provision agreement with Kelowna to continue the water service with reasonable upgrade costs.

South Okanagan Mission Improvement District



SOMID's water system grew from the 1930's when it was a privately owned flume to Jack Smith Lake. It expanded to meet other irrigation needs and was incorporated in 1984 to become SOMID. SOMID covers 12 parcels, including a major winery. After a 2003 fire destroyed the main water system, back-up pumps were used regularly until they also failed. The water system has now completely failed and SOMID does not have the reserve funds to repair or upgrade as a separate water system. Agricultural ratepayers are using untreated (i.e. non-drinkable) water for irrigation purposes. Domestic water users have been on boil advisory notice for several years.

On July 22, 2016, the SOMID trustees passed a motion to dissolve, pending appropriate approvals. On July 25, 2016, Kelowna Council passed a resolution to take over SOMID pending appropriate approvals and based on funding conditions. Both parties requested that SOMID's assets and liabilities be transferred to Kelowna.

Agricultural Ratepayers

An ongoing challenge for Kelowna is the significant number of agricultural irrigation properties currently serviced by SEKID and SOMID. Kelowna does not historically have experience with broad agricultural water provision, which has differences such as the water treatment process, the speed and volume of water flow, and the piping infrastructure. To address this, Kelowna is engaging in consultations with agricultural ratepayers in both improvement districts to reach consensus on new rates and servicing methods.

The proposed conversions are authorised under section 680 and 681 of the *Local Government Act*.

DISCUSSION:

Ministry policy encourages the dissolution of improvement districts and the transfer of their services to municipalities and regional districts where such conversions have local support. This enables local services to be provided through the more robust local government service and regulatory framework. Dissolution of SEKID and SOMID would allow Kelowna to begin necessary capital infrastructure upgrades in the area, to provide clean safe drinking water and meet the needs of future development.

Orders in Council

The Orders in Council (OIC) dissolve the two improvement districts and transfer the ownership of all assets and provision of services to Kelowna on their respective dissolution dates. The OICs establish a local area service (a form of municipal service that can limit the service provision and taxation to a defined local area) to ensure only the taxpayers in the respective improvement district areas pay for their remaining debt and their upgrade costs to the water system.

For SOMID, the order was given a yellow tag because this order must be made on or before January 1, 2020, to be effective on that date. There is also a risk that the authorizing legislation or other circumstances may change during the period. s.13; s.16

s.13; s.16

Although Kelowna and SEKID originally requested a dissolution date of January 1, 2020, because SEKID wanted to dissolve on their 100th anniversary of incorporation, but internal financing of the additional infrastructure costs requires an earlier establishment of the local area service by Kelowna.

The later dissolution date has been maintained for SOMID so that Kelowna can estimate future upgrade costs and plan an elector approval process for external borrowing, if needed. This timing recognizes that Kelowna will need to manage two new water systems and a major system upgrade within a reasonably short period of time.



Current Situation

In March 2017, Kelowna was approved for \$43.9 million in funding from the joint Federal/Provincial Clean Water and Wastewater Fund toward estimated total project costs of approximately \$64 million. Higher than anticipated project costs (primarily due to a bidder's market in the construction industry) s.13; s.17

s.13; s.17

s.13; s.17

This project would connect the SEKID and (through phases) the smaller SOMID systems to Kelowna while also making several critical upgrades to all three systems.

Kelowna is prepared to use monies from its reserve funds to keep the project within the current timelines (as there is a financial penalty for delayed construction start), which requires immediate transfer of the SEKID assets and liabilities and establishment of a local area service to assume/continue financial responsibility for partial repayment through a local tax levy.

The ratepayers are concerned about their water quality, rates, and services; and SEKID staff and trustees along with City of Kelowna and Ministry staff, are working to address their concerns. The ratepayers are aware that SEKID does not have the resources to address infrastructure and servicing issues. There is some contention from the agricultural water users so the City of Kelowna staff will meet with them directly for discussion.

FINANCIAL IMPLICATIONS:

\$43.9 million in provincial and federal infrastructure funding from the Clean Water and Wastewater Fund is contingent on dissolution of both improvement districts. There may also be additional Treasury Board funding for the project.

Attachments:

1. Map: Location of SEKID and SOMID in the City of Kelowna

PREPARED BY:

David Van Ommen, Program Analyst
Governance and Structure Branch
(778) 698-3214

APPROVED BY:

Tara Faganello, Assistant Deputy Minister
Local Government Division

Jacqueline Dawes, Deputy Minister

DATE APPROVED:

May 3, 2018

May 4, 2018



Ministry of
Municipal Affairs
and Housing

Location of SEKID and SOMID in the City of Kelowna

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Withheld pursuant to/removed as

s.12 ; s.13

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Page 018 of 155

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s.12 ; s.13 ; s.14

PROVINCE OF BRITISH COLUMBIA
ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 276, Approved and Ordered June 4, 2018

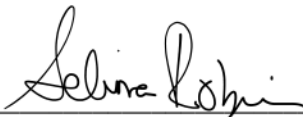


Lieutenant Governor

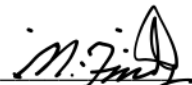
Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders the following:

- 1 The letters patent issued on March 17, 1994 (Order in Council 343/1994), recalling the letters patent issued on November 2, 1920 (Order in Council 1927/1920) and reincorporating the South East Kelowna Irrigation District, are revoked and the South East Kelowna Irrigation District is dissolved.
- 2 The water service of the South East Kelowna Irrigation District is continued as a local area service of the City of Kelowna.
- 3 The area of the local area service is the area of land
 - (a) that is described as the South East Kelowna Irrigation District in the letters patent issued on March 17, 1994 (Order in Council 343/1994), as amended, and
 - (b) that is within the City of Kelowna.
- 4 For the purposes of establishing the local area service, the City of Kelowna must adopt a bylaw under section 211 of the *Community Charter* within a reasonable period after the date this order is made.
- 5 The rights, property and assets of the South East Kelowna Irrigation District are transferred to and vested in the City of Kelowna.
- 6 The obligations of the South East Kelowna Irrigation District are transferred to and assumed by the City of Kelowna.
- 7 The bylaws and resolutions of the South East Kelowna Irrigation District continue in force as bylaws or resolutions, as applicable, of the City of Kelowna and apply to the area of the local area service described in section 3.
- 8 A reference to the South East Kelowna Irrigation District in any commercial paper, lease, licence, permit or other contract or instrument or document that is transferred under section 5 or 6 is deemed to be a reference to the City of Kelowna.



Minister of Municipal Affairs and Housing



Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Local Government Act*, R.S.B.C. 2015, c. 1, ss. 680 and 681
Other (specify): OIC 1927/1920; 343/1994

O40215433

From: [Van Ommen, David MAH:EX](#)
To: ["krystal.hinter@ltsa.ca"](mailto:krystal.hinter@ltsa.ca)
Subject: FW: Removal from Land Title - South East Kelowna Irrigation District as a taxation authority
Date: November 7, 2019 11:57:00 AM
Attachments: [List of South East Kelowna ID Properties to remove taxation at LTO Oct 2019.xlsx](#)
[SEKID dissolution and transfer OIC 276-2018.pdf](#)
[RE For Action and FYI - \(3\) Improvement district dissolutions and \(2\) boundary amendments.msg](#)

Good afternoon Krystal,

Back in June 2018 there was an improvement district dissolution in the City of Kelowna. I sent an email on December 10, 2018 to our associated partners about improvement district boundary amendments, and 3 dissolutions including SEKID. However, at the time no PIDs were provided by Kelowna or SEKID so I had nothing to share with LTSA.

SEKID is still appearing on title as a taxation authority on those properties, and they shouldn't because of the OIC.

The City of Kelowna has finally shared the list of properties that were within SEKID's boundaries. They did their best to get PIDs for the majority of the properties.

Please remove SEKID as a taxation authority from these properties. If you have any questions, please let me know, and I will loop in Kelowna staff if required.

Cheers,
David

From: James Sexton <JSexton@kelowna.ca>

Sent: November 7, 2019 11:29 AM

To: Van Ommen, David MAH:EX <David.VanOmmen@gov.bc.ca>

Subject: Removal from Land Title - South East Kelowna Irrigation District as a taxation authority
Morning David,

Re: Removal from Land Title - South East Kelowna Irrigation District as a taxation authority

We spoke before Karen left regarding a request to the Land Title Office to remove *South East Kelowna Irrigation District (SEKID)* as a taxation authority.

I have attached a list of properties we have from the SEKID Letters Patten. We have tried to include PID numbers to make it easier for LTO to identify them.

Thanks for your help. Let me know if you have any questions.

Regards,
James

James Sexton, CPA, CMA

Financial Analyst | City of Kelowna
250-469-8430 | jsexton@kelowna.ca

PROVINCE OF BRITISH COLUMBIA
ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 276, Approved and Ordered June 4, 2018

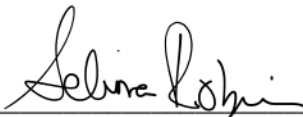


Lieutenant Governor

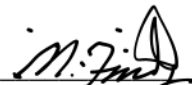
Executive Council Chambers, Victoria

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Minister of Municipal Affairs and Housing



Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Local Government Act*, R.S.B.C. 2015, c. 1, ss. 680 and 681
Other (specify): OIC 1927/1920; 343/1994

O40215433

From: Van Ommen, David MAH:EX
Sent: 11 Dec 2018 20:06:43 +0000
To: BCA Property Information BCA:EX
Subject: RE: For Action and FYI - (3) Improvement district dissolutions and (2) boundary amendments

Thank you for the point of contact update, Lisa.

I will send future notifications to the infoservices email address.

Cheers,
David

From: BCA Property Information BCA:EX
Sent: Tuesday, December 11, 2018 12:01 PM
To: Van Ommen, David MAH:EX; Hold - 180916 - Moorhouse, Tara TRAN:EX; 'krystal.hinter@ltsa.ca'; Burrowes, Anna K TRAN:EX; Faubert, Reg P TRAN:EX; Roesler, Corrine AGRI:EX; Dykes, Michael AGRI:EX; FrontCounter BC FLNR:EX; 'planning@cord.bc.ca'
Cc: 'Parsons, Mark'; 'ASTRAServiceDesk@ltsa.ca'; BCA Property Information BCA:EX
Subject: RE: For Action and FYI - (3) Improvement district dissolutions and (2) boundary amendments

Good afternoon,

Thank you for contacting BC Assessment.

I have forwarded this request to our Roll Processing Team at infoservices@bcassessment.ca.

You can also send these requests to that email directly.

Kind regards,

Lisa Gleinzer BA
Product Support Analyst

bcacustomer.services@bcassessment.ca
T 1-866-valueBC (825-8322) x 00119 | 400 – 3450 Uptown Blvd. | Victoria BC V8Z 0B9 | www.bcasessment.ca

BC ASSESSMENT 



From: Van Ommen, David MAH:EX
Sent: December 10, 2018 11:16 AM
To: Hold - 180916 - Moorhouse, Tara TRAN:EX <Tara.Moorhouse@gov.bc.ca>; BCA Property Information BCA:EX <bcacustomer.services@bcassessment.ca>; 'krystal.hinter@ltsa.ca'

<krystal.hinter@ltsa.ca>; Burrowes, Anna K TRAN:EX <Anna.Burrowes@gov.bc.ca>; Faubert, Reg P TRAN:EX <Reg.Faubert@gov.bc.ca>; Roesler, Corrine AGRI:EX <Corrine.Roesler@gov.bc.ca>; Dykes, Michael AGRI:EX <Michael.Dykes@gov.bc.ca>; FrontCounter BC FLNR:EX <FrontCounterBC@gov.bc.ca>; 'planning@cord.bc.ca' <planning@cord.bc.ca>
Cc: 'Parsons, Mark' <Mark.Parsons@ltsa.ca>; 'ASTRAServiceDesk@ltsa.ca' <ASTRAServiceDesk@ltsa.ca>

Subject: For Action and FYI - (3) Improvement district dissolutions and (2) boundary amendments

Good morning, you are receiving this email as part of the communications outreach and update process of improvement district boundary amendments. You have been included because this information is relevant to your work. If it has been sent to the incorrect contact person, please let me know who is the correct contact so I may update our mailing list.

Please find attached the legal instruments and relevant information for the two (2) improvement district boundary amendments by Minister's Order and three (3) improvement district dissolutions by Order-in-Council.

Cobble Hill Improvement District – 1 additional property
Shawnigan Improvement District – Extension of boundary for an existing property

-
****L TSA:** The PID for the Cobble Hill boundary extension is: 001-149-555
The Shawnigan property was already included in their previous boundary amendment, this is an extension to that property. PID: 028-274-121
The Ministry does not collect, and did not receive, PID information from the three dissolved improvement districts.

Dissolutions

South East Kelowna Irrigation District (Central Okanagan Regional District) [****Note: Ministry of Agriculture**, irrigation object dissolved] Effective: June 4, 2018
South Okanagan Mission Improvement District (Central Okanagan Regional District) Effective: January 1, 2020
Lexington Improvement District (Cariboo Regional District)
Effective: January 1, 2019

Thank you,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: [Van Ommen, David MAH:EX](#)
To: [James Sexton](#)
Subject: RE: Removal from Land Title - South East Kelowna Irrigation District as a taxation authority
Date: November 7, 2019 11:37:00 AM

Thank you James, LTSA will appreciate receiving this list. Thank you for providing as many of the PIDs as you could (looks like you got the majority of them).

I don't have any questions, and if LTSA has some I will be in touch again.

Cheers,

David

From: James Sexton <JSexton@kelowna.ca>
Sent: November 7, 2019 11:29 AM
To: Van Ommen, David MAH:EX <David.VanOmmen@gov.bc.ca>
Subject: Removal from Land Title - South East Kelowna Irrigation District as a taxation authority
Morning David,

Re: Removal from Land Title - South East Kelowna Irrigation District as a taxation authority

We spoke before Karen left regarding a request to the Land Title Office to remove *South East Kelowna Irrigation District (SEKID)* as a taxation authority.

I have attached a list of properties we have from the SEKID Letters Patten. We have tried to include PID numbers to make it easier for LTO to identify them.

Thanks for your help. Let me know if you have any questions.

Regards,

James

James Sexton, CPA, CMA

Financial Analyst | City of Kelowna

250-469-8430 | jsexton@kelowna.ca

From: Van Ommen, David MAH:EX
To: James Sexton
Cc: Stephen Fleming
Subject: RE: City of Kelowna - SOMID boundary amendment draft map request
Date: November 4, 2019 4:45:00 PM
Attachments: image001.png

Good afternoon James,

Unfortunately, without hearing further from the City of Kelowna after my reminder email on October 1st (which was a reminder from my August 21st email), the window of opportunity to amend the SOMID Letters Patent by reducing the boundary before January 1, 2020 has passed.

There were a few key steps that remained unfulfilled: GeoBC's draft map questions regarding road allowances have not been answered (which was the original context of this email thread); Minister's Orders have not been drafted or reviewed by legal counsel; and, Ministry executive approvals have not been secured prior to the Minister's signature. Furthermore,

and our Branch does not have the resources to fast-track this file in my absence. Therefore, at this stage it is highly doubtful the Minister's Order could be completed by December 31, 2019.

Thankfully, the lack of a boundary reduction does not affect the SOMID conversion and it will still occur on January 1st, 2020. However, it does mean that the new local area service established by the Order-in-Council (275/2018) will still include the 120+ properties not being currently serviced by SOMID (and therefore will require a bylaw amendment to exclude those properties).

Thank you for your understanding,

David Van Ommen | Senior Planning Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Van Ommen, David MAH:EX

Sent: October 1, 2019 3:17 PM

To: 'Karen Needham' <KNeedham@kelowna.ca>

Cc: Stephen Fleming <sfleming@kelowna.ca>; James Sexton <JSexton@kelowna.ca>

Subject: RE: City of Kelowna - SOMID boundary amendment draft map request

I'll await answers from James then regarding the SOMID map, thank you James

Regarding SEKID, I am following up with LTSA (Land Title and Survey Authority) to investigate where the gap may have been regarding removing SEKID from relevant titles. I sent a notification to LTSA (and other applicable agencies) on December 11, 2018 regarding the dissolution. There was no follow-up from LTSA (there usually isn't unless they have additional questions).

However, if title has not yet been removed then obviously there is a gap in the process or a lack of information. Once I hear back from LTSA I'll be in touch again.

Meanwhile, if Kelowna has a list of the SEKID property PIDs they can share with me, that will likely be an ask from LTSA and could save some time.

I'm also going to be providing LTSA the PIDs you have already shared from SOMID, in advance of January, 2020 as a pre-cautionary move.

If you have any additional comments or questions, please let me know.

Cheers,

David

From: Karen Needham <KNeedham@kelowna.ca>

Sent: October 1, 2019 1:53 PM

To: Van Ommen, David MAH:EX <David.VanOmmen@gov.bc.ca>

Cc: Stephen Fleming <sfleming@kelowna.ca>; James Sexton <JSexton@kelowna.ca>

Subject: FW: City of Kelowna - SOMID boundary amendment draft map request

Hi David,

Thanks for reaching out, your timing is impeccable – James and I had a meeting scheduled for this afternoon to discuss a few things we are hoping to wrap up over the next 2 weeks.

Most urgently, James will get you the answer to the question regarding the draft maps (trailing email) so we can ensure the SOMID Letters Patent have been amended before dissolution on Jan01/2020. James will forward the summary of the notification period including a list of the properties notified, the notification letter, and any responses that were received.

We are confident that this will show the appropriate level of engagement/response time to ensure you can move forward on your end. James can be your primary contact for this, however, I've copied Stephen as a contact in our office for the next few months.

Question for your consideration – as we are doing this particular work with Land Titles, would the Province be willing to remove SEKID from Title of all properties that are now part of the City water service? This was something that came up today, and perhaps can be further investigated.

Cheers, and hope to work with you again via Summerland!

Karen

Karen Needham, MPA, BA
Deputy City Clerk | City of Kelowna
250-469-8657 | kneedham@kelowna.ca
Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX <David.VanOmmen@gov.bc.ca>

Sent: Tuesday, October 01, 2019 12:06 PM

To: Karen Needham <KNeedham@kelowna.ca>

Subject: RE: City of Kelowna - SOMID boundary amendment draft map request

CAUTION: This email originated from outside of the City of Kelowna. Do not click links or open attachments unless you have verified with the sender that the content is safe.

Good morning Karen,

Congratulations on your new role in Summerland, what a nice place to move to!

I am sure you are busy with transitioning projects and files, and I am hoping you can let me know where the SOMID boundary reduction plan is at?

I did not receive a response from my August 21st email about the draft maps, so the project has been unable to move forward since then. I would appreciate an update, and also hopefully the petition results.

If there is anything I can do to assist you in your job transition with our shared files, please let me know!

Thank you,

David Van Ommen | Senior Planning Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Van Ommen, David MAH:EX

Sent: August 21, 2019 9:51 AM

To: 'Karen Needham' <KNeedham@kelowna.ca>

Cc: 'JSexton@kelowna.ca' <JSexton@kelowna.ca>

Subject: FW: City of Kelowna - SOMID boundary amendment draft map request

Good morning Karen,

Please find attached the initial draft map of SOMID's reduced boundary.

The GeoBC drafter has a few questions related to the boundary shape and road allowances that need an answer before the final draft can be done. Please share with your appropriate staff to confirm the answers. I am assuming that SOMID does not have the capacity to answer these questions.

FIY, my initial email request at the bottom of the thread was updated in a different thread to reflect Karen's Aug 14th email that retained 2 additional properties within SOMID's boundaries.

The current draft map attached includes that update (and keeps both properties within SOMID).

Cheers,

David

From: Deegan, Rick FLNR:EX

Page 026 of 155

Withheld pursuant to/removed as

Copyright

Sent: August 20, 2019 3:24 PM

To: Van Ommen, David MAH:EX <David.VanOmmen@gov.bc.ca>

Subject: RE: City of Kelowna - SOMID boundary amendment draft map request

Hi David, I have done a first draft of the revised Improvement District. There are a number of questions mostly relating to road allowances to be included or not included that need to be answered.

The attached snip of the map from the southerly boundary shows that the original boundary went "westerly in a straight line to the northeast corner of Lot 12, Plan KAP78928". When Lot 1 Plan KAP90220 was created in projected south of this boundary so that now one of the parcels to be retained within the ID is partially outside it. Does the boundary need to be modified to include the entirety of Lot 1, Plan KAP90220? On this same snip, around Lot 2 Plan 27534, is it possible to clean up the boundary to make it a little simpler. Possibly retiring UTM coordinate N5519623, E320275 and straightening the line. It would then be a prolongation of the southerly boundary of the northerly part of Lot 2 Plan 33972 to the intersection with the southeasterly prolongation of the southwesterly boundary of Lot 2 Plan 27534.

Copyright

On the main map, I have included some road allowance around the orphaned Lot A Plan 35711 at the north end of the Improvement District. Is this too much road allowance, does the District want any road allowance? Please advise.

Are all other road allowances for pieces inside and outside the new boundary OK?

I have not updated the area calculations on this map until the boundary questions have been answered.



Rick

GIS Spatial Information Analyst

Decision Support Services, GeoBC

Phone (778) 974-3059, Fax (250) 952-4261

**Forests, Lands, Natural Resource Operations
and Rural Development**

From: Van Ommen, David MAH:EX

Sent: August 7, 2019 9:56 AM

To: Deegan, Rick FLNR:EX <Rick.Deegan@gov.bc.ca>

Subject: City of Kelowna - SOMID boundary amendment draft map request

Good morning Rick,

I have another unique map build for you **S.22**

Can you please make a draft map for the South Okanagan Mission Improvement District. The service area is being drastically reduced, to reflect the actual properties that get irrigation water service before the ID is dissolved. The City of Kelowna indicates there are 123 property owners that should be removed from SOMID, and have shared a list of PIDs for you to use. Kelowna has also shared their own current map highlighting the 5 hobby farms and 7 agricultural properties that will be retained after the other properties are removed.

Map One: South Okanagan Mission Improvement District

Title: Schedule 1 to the Letters Patent of the South Okanagan Mission Improvement District

Map Reference Number: None made yet. Will be #263

Boundary label in Legend: Improvement District Boundary and Reduction Area

Label within the boundary: South Okanagan Mission Improvement District

Boundary reduction area: Please see attached Excel file

Metes and bounds: The last boundary reduction for the ID was in 2006 (OIC 0406).

OIC links:

1984 Incorporation: http://www.bclaws.ca/civix/document/id/oic/arc_oic/1080_1984

2003 OIC 0714, area exclusion: http://www.bclaws.ca/civix/document/id/oic/arc_oic/0714_2003

2006 OIC 0406, area exclusion: http://www.bclaws.ca/civix/document/id/oic/arc_oic/0406_2006

If you have any questions, please let me know. The final list of properties in the amended SOMID area should only include 5 hobby farms and 7 agricultural users.

Cheers,

David Van Ommen | Senior Planning Analyst

Governance and Structure | Local Government Division

Ministry of Municipal Affairs and Housing

(T): 778-698-3214 (F): 250-387-7972

From: [Karen Needham](#)
To: [Van Ommen, David MAH:EX](#)
Cc: [James Sexton](#); [Stephen Fleming](#)
Subject: SEKID Letters Patent - boundary change 2016
Date: July 19, 2019 8:48:55 AM

Hi David,

It has been a while since we have chatted – I hope you are having a nice summer.

Our development team has brought to our attention a request from SEKID in 2016 for an amendment to their boundary for a property at 984 DeHart Road. According to our LAS boundary that was verified by their Letters Patent, this property was in the SEKID service area.

Would you please verify that the Province received and processed the boundary change from SEKID in the fall or winter 2016/2017? All the supporting information can be found through the links and the summary provided below.

Based on the intent noted through the information found and referenced below, we are prepared to adjust the LAS boundary, however, I would like to be able to have confirmation that the Ministry also received the request and the boundary change was approved by the Province.

Many thanks,

Karen

Our Council considered a report at the [Regular Meeting October 3, 2016 item 5.3](#) see staff report and attachment [letter from SEKID]

[October 3 2016 Minutes](#) see item 5.3

5.3 Petition to Amend the Improvement District Boundary (SEKID) for 984 Dehart Rd Staff:

- Provided an overview of the SEKID boundary adjustment request and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Gray

R735/16/10/03 THAT Council receives for information, the Report from the Utilities Planning Manager, dated October 3rd, 2016 pertaining to the Petition to amend the Improvement District Boundary (SEKID) for 984 Dehart Road;

AND THAT the request from the South East Kelowna Irrigation District (SEKID) to exclude 984 Dehart Rd from their water service area boundaries, attachment A, be approved; AND THAT 984 Dehart Rd be approved to connect to the City of Kelowna Water Utility provided the following conditions be met:

1. The Developer enters into a development agreement that requires the Developer to pay the equivalent of the current Water Service Development Cost Charge (DCC) fees as if they were part of the Sector A Water Plan in the Development Cost Charges Bylaw, 10515.
2. The fees collected be directed to the Water Service DCC reserve, R701.
3. The Developer pays for all costs to bring water services to his property and any upgrades to the City water utility required to supply water to the subject property.

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: [Van Ommen, David MAH:EX](#)
To: [Karen Needham](#)
Cc: [Patrick Aylard](#); [James Sexton](#)
Subject: RE: BL11623 - Establishment of South East Kelowna Water Local Area Service Bylaw
Date: May 3, 2019 10:58:00 AM

Hi Karen,

I don't think I can answer these questions to any satisfaction yet.

Can you please give more details on the Hall Road DeMontreuil Water System and how they interacted with SEKID in the past?

The map is useful, and any other details like how they charged customers, are they private (I assume so), what are their issues, etc.

If it's a private system then I would also recommend contacting the Ministry of Environment if they are a private system, as the Comptroller of Water has jurisdiction, and likely better advice for a local government taking on a private system.

Cheers,

David

From: Karen Needham <KNeedham@kelowna.ca>
Sent: May 3, 2019 10:44 AM
To: Van Ommen, David MAH:EX <David.VanOmmen@gov.bc.ca>
Cc: Patrick Aylard <PAylard@kelowna.ca>; James Sexton <JSexton@kelowna.ca>
Subject: RE: BL11623 - Establishment of South East Kelowna Water Local Area Service Bylaw

Good morning David,

Further to our conference call last week, and our discussion about a SEKID boundary issue - we did confirm that the 19 parcel that are under another water system – Hall Road DeMontreuil Water System – are within the SEKID boundary/Letters Patent provided by the Province.

Can we connect them if they are already operating under a separate utility and permit?

Would it be helpful to send the map identifying the area?

s.22 so I've copied Patrick, our Project Manager, and James, our Financial Analyst who was on our call with you last week.

Many thanks,

Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Thursday, November 29, 2018 11:09 AM
To: Karen Needham <KNeedham@kelowna.ca>
Subject: RE: BL11623 - Establishment of South East Kelowna Water Local Area Service Bylaw

Thank you Karen, I will add the bylaws to our SEKID transfer folder for recordkeeping.

Cheers,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]

Sent: Wednesday, November 28, 2018 1:31 PM

To: Van Ommen, David MAH:EX

Subject: FW: BL11623 - Establishment of South East Kelowna Water Local Area Service Bylaw

Hi David – here is our establishment bylaw as discussed.

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: City Clerk

Sent: Wednesday, November 28, 2018 1:23 PM

To: Karen Needham

Cc: Help Desk ; Naomi Pears

Subject: BL11623 - Establishment of South East Kelowna Water Local Area Service Bylaw

Hi Karen,

Please see attached.

Thanks,

Lillian Klaamas

Legislative Services Clerk | City of Kelowna

250-469-8655 | lklaamas@kelowna.ca

Connect with the City kelowna.ca/connect

From: [Van Ommen, David MAH:EX](#)
To: [Andres, Lisa MAH:EX](#); [Mofidi, Maryam MAH:EX](#)
Cc: [MAH LG Governance MAH:EX](#)
Subject: RE: Update ID List - SEKID
Date: April 16, 2019 11:39:00 AM

Hi Maryam,

Two improvement districts were dissolved last year (2018) = SEKID (South East Kelowna Irrigation District), and Lexington ID.

SEKID dissolved on June 4, 2018: [OIC link](#)

Lexington ID officially dissolved on January 1, 2019: [OIC link](#)

SEKID no longer has any financial responsibilities.

Lexington must send in their finances for 2018, but can be removed from the circular list.

If you have any questions, please ask

Cheers,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Andres, Lisa MAH:EX
Sent: April 16, 2019 10:06 AM
To: Mofidi, Maryam MAH:EX <Maryam.Mofidi@gov.bc.ca>
Cc: MAH LG Governance MAH:EX <LGgovernance@gov.bc.ca>
Subject: Update ID List - SEKID

Hi Maryam.

I keep forgetting to let you know that South East Kelowna Improvement District dissolved (last year I think). Governance should be able to confirm the date.

Can you please take them off the mailing list as they do not have to send in the 2019 annual returns and no longer need improvement district circulars.

Thank you !

Lisa Andres

Financial Officer
Local Government Infrastructure and Finance
Ministry of Municipal Affairs and Housing
Ph: 778.698.3249

From: Van Ommen, David MAH:EX
To: BCA Property Information BCA:EX
Subject: RE: For Action and FYI - (3) Improvement district dissolutions and (2) boundary amendments
Date: December 11, 2018 12:06:00 PM
Attachments: image004.png

Thank you for the point of contact update, Lisa.

I will send future notifications to the infoservices email address.

Cheers,
David

From: BCA Property Information BCA:EX
Sent: Tuesday, December 11, 2018 12:01 PM
To: Van Ommen, David MAH:EX; Hold - 180916 - Moorhouse, Tara TRAN:EX; 'krystal.hinter@ltsa.ca'; Burrowes, Anna K TRAN:EX; Faubert, Reg P TRAN:EX; Roesler, Corrine AGRI:EX; Dykes, Michael AGRI:EX; FrontCounter BC FLNR:EX; 'planning@cord.bc.ca'
Cc: 'Parsons, Mark'; 'ASTRAServiceDesk@ltsa.ca'; BCA Property Information BCA:EX
Subject: RE: For Action and FYI - (3) Improvement district dissolutions and (2) boundary amendments

Good afternoon,

Thank you for contacting BC Assessment.

I have forwarded this request to our Roll Processing Team at infoservices@bcassessment.ca.

You can also send these requests to that email directly.

Kind regards,

Lisa Gleinzer BA
Product Support Analyst

bcacustomer.services@bcassessment.ca

T 1-866-valueBC (825-8322) x 00119 | 400 – 3450 Uptown Blvd. | Victoria BC V8Z 0B9 | www.bcasessment.ca



From: Van Ommen, David MAH:EX
Sent: December 10, 2018 11:16 AM
To: Hold - 180916 - Moorhouse, Tara TRAN:EX <Tara.Moorhouse@gov.bc.ca>; BCA Property Information BCA:EX <bcacustomer.services@bcassessment.ca>; 'krystal.hinter@ltsa.ca'



<krystal.hinter@ltsa.ca>; Burrowes, Anna K TRAN:EX <Anna.Burrowes@gov.bc.ca>; Faubert, Reg P TRAN:EX <Reg.Faubert@gov.bc.ca>; Roesler, Corrine AGRI:EX <Corrine.Roesler@gov.bc.ca>; Dykes, Michael AGRI:EX <Michael.Dykes@gov.bc.ca>; FrontCounter BC FLNR:EX <FrontCounterBC@gov.bc.ca>; 'planning@cord.bc.ca' <planning@cord.bc.ca>

Cc: 'Parsons, Mark' <Mark.Parsons@ltsa.ca>; 'ASTRAServiceDesk@ltsa.ca' <ASTRAServiceDesk@ltsa.ca>

Subject: For Action and FYI - (3) Improvement district dissolutions and (2) boundary amendments

Good morning, you are receiving this email as part of the communications outreach and update process of improvement district boundary amendments. You have been included because this information is relevant to your work. If it has been sent to the incorrect contact person, please let me know who is the correct contact so I may update our mailing list.

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Cobble Hill Improvement District – 1 additional property

Shawnigan Improvement District – Extension of boundary for an existing property

-

****LTSA:** The PID for the Cobble Hill boundary extension is: 001-149-555

The Shawnigan property was already included in their previous boundary amendment, this is an extension to that property. PID: 028-274-121

The Ministry does not collect, and did not receive, PID information from the three dissolved improvement districts.

Dissolutions

South East Kelowna Irrigation District (Central Okanagan Regional District) [****Note: Ministry of Agriculture**, irrigation object dissolved] Effective: June 4, 2018

South Okanagan Mission Improvement District (Central Okanagan Regional District) Effective: January 1, 2020

Lexington Improvement District (Cariboo Regional District) Effective: January 1, 2019

Thank you,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: [Van Ommen, David MAH:EX](#)
To: [Elliott, Rebecca MAH:EX](#)
Subject: Gazette notice
Date: November 23, 2018 9:46:00 AM
Attachments: Gazette Synopsis - Fall 2018 improvement district LP amendments.docx

Hi Becca,

Attached is a Gazette notice to go into the next issue.

Karen has checked it over as Acting Director.

Cheers,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

**DISSOLUTION OF IMPROVEMENT DISTRICT – SOUTH EAST KELOWNA IRRIGATION DISTRICT
AND
ASSETS, OBLIGATIONS, PROPERTY, RIGHTS AND REFERENCES TRANSFER – CITY OF KELOWNA**

Notice is hereby given that Order in Council No. 276 was approved and ordered on June 4, 2018 authorizing:

1. Letters Patent issued on March 17, 1994 (OIC 343/1994) re-incorporating the South East Kelowna Irrigation District (SEKID) are revoked and SEKID is dissolved.
2. Assets, obligations, property, rights and references of/to SEKID are transferred to and assumed by the City of Kelowna.
3. The water service of SEKID is continued as a local area service of the City of Kelowna.
4. The area of the local area service is the area of land within the City of Kelowna that is described as SEKID in the Letters Patent issued on March 17, 1994 (OIC 343/1994), as amended.
5. This OIC is authorized under sections 680, 681 and 45 of the *Local Government Act*, [R.S.B.C. 2015].

A copy of the OIC, may be viewed or obtained from the Governance and Structure Branch of the Ministry of Municipal Affairs and Housing, 800 Johnson Street, PO Box 9839 STN Prov Govt, Victoria, BC V8W 9T1 or viewed at the offices of the City of Kelowna (1435 Water Street, Kelowna, B.C.) during normal hours of operation.

Full-text .pdf copy of the above OIC is available on the BC Laws website (www.bclaws.ca), under Order in Council, or may be requested from the Ministry by emailing LGgovernance@gov.bc.ca.

**DISSOLUTION OF IMPROVEMENT DISTRICT – LEXINGTON IMPROVEMENT DISTRICT
AND
ASSETS, OBLIGATIONS AND REFERENCES TRANSFER – CARIBOO REGIONAL DISTRICT**

Notice is hereby given that Order in Council No. 510 was approved and ordered on October 1, 2018 authorizing:

1. Letters Patent issued on January 25, 1972 (OIC 323/1972) incorporating the Lexington Improvement District (LID) are revoked and LID is dissolved, effective January 1, 2019.
2. Assets, obligations, and references of/to LID are transferred to and assumed by the Cariboo Regional District, effective January 1, 2019.
3. This OIC is authorized under sections 680, 681 and 45 of the *Local Government Act*, [R.S.B.C. 2015].

A copy of the OIC, may be viewed or obtained from the Governance and Structure Branch of the Ministry of Municipal Affairs and Housing, 800 Johnson Street, PO Box 9839 STN Prov Govt, Victoria, BC V8W 9T1 or viewed at the offices of the Cariboo Regional District (180 North 3rd Avenue, Suite D, Williams Lake, B.C.) during normal hours of operation.

Full-text .pdf copy of the above OIC is available on the BC Laws website (www.bclaws.ca), under Order in Council, or may be requested from the Ministry by emailing LGgovernance@gov.bc.ca.

**DISSOLUTION OF IMPROVEMENT DISTRICT – SOUTH OKANAGAN MISSION IMPROVEMENT DISTRICT
AND
ASSETS, OBLIGATIONS, PROPERTY, RIGHTS AND REFERENCES TRANSFER – CITY OF KELOWNA**

Notice is hereby given that Order in Council No. 275 was approved and ordered on June 4, 2018 authorizing:

1. Letters Patent issued on June 13, 1984 (OIC 1080/1984) incorporating the South Okanagan Mission Improvement District (SOMID) are revoked and SOMID is dissolved, effective January 1, 2020.
2. Assets, obligations, property, rights and references of/to SOMID are transferred to and assumed by the City of Kelowna, effective January 1, 2020.
3. The water service of SOMID is continued as a local area service of the City of Kelowna.
4. The area of the local area service is the area described as SOMID in the Letters Patent issued on June 13, 1984 (OIC 1080/1984).
5. This OIC is authorized under sections 680, 681 and 45 of the *Local Government Act*, [R.S.B.C. 2015].

A copy of the OIC, may be viewed or obtained from the Governance and Structure Branch of the Ministry of Municipal Affairs and Housing, 800 Johnson Street, PO Box 9839 STN Prov Govt, Victoria, BC V8W 9T1 or viewed at the offices of the City of Kelowna (1435 Water Street, Kelowna, B.C.) during normal hours of operation.

Full-text .pdf copy of the above OIC is available on the BC Laws website (www.bclaws.ca), under Order in Council, or may be requested from the Ministry by emailing LGgovernance@gov.bc.ca.

LETTERS PATENT (Amendment)

Notice is hereby given that Ministerial Order Nos. 415 and 416 were approved and ordered on October 11, 2018, authorizing amendments to Letters Patent effective from that date for: **Cobble Hill Improvement District**, to extend the boundary to include one property to the southwest along Cobble Hill Road; and, **Shawnigan Improvement District**, to further extend the boundary of one property to the northeast on Empress Avenue.

These amendments are authorized by section 679 of the *Local Government Act*.

A copy of the amendments to the Letters Patent, and maps showing the new boundaries of the improvement districts, may be viewed or obtained from the respective improvement district, or the Governance and Structure Branch of the Ministry of Municipal Affairs and Housing, 800 Johnson Street, PO Box 9839 STN Prov Govt, Victoria, BC V8W 9T1.

Full-text .pdf copies of the above Ministerial Orders are also available on the BC Laws website (www.bclaws.ca), under Ministerial Orders, or may be requested from the Ministry by emailing LGgovernance@gov.bc.ca.

This notice is published in accordance with Section 780(1)(a) of the *Local Government Act* [R.S.B.C. 2015] and the Publication of Letters Patent Regulation (B.C. Reg. 121/98).

From: [Van Ommen, David MAH:EX](#)
To: [Lynch, Karen MAH:EX](#)
Subject: RE: Heads Up: Next week
Date: November 8, 2018 2:43:00 PM
Attachments: ID Gazette Notice of SEKID and SOMID conversion and Lexington dissolution draft.docx

The Gazette draft is attached. If you have time, I do have questions around what is appropriate to include for SEKID and SOMID, since it was a municipality that took them on. Specifically, do I include references to the bylaws and the local service area, or is that covered under 'obligations'?

Cheers

From: Lynch, Karen MAH:EX
Sent: Thursday, November 8, 2018 9:00 AM
To: Van Ommen, David MAH:EX
Subject: RE: Heads Up: Next week

Thanks

From: Van Ommen, David MAH:EX
Sent: Thursday, November 8, 2018 8:47 AM
To: Lynch, Karen MAH:EX
Subject: RE: Heads Up: Next week

I will be sending you the Gazette draft this afternoon.

From: Lynch, Karen MAH:EX
Sent: Thursday, November 8, 2018 8:40 AM
To: Draffin, Amanda MAH:EX; Guetta, Arielle MAH:EX; Smith, Brad MAH:EX; Van Ommen, David MAH:EX; Carsen, Dannie MAH:EX; Edmondson, Marijke MAH:EX; Elliott, Rebecca MAH:EX; Rasmussen, Simon MAH:EX
Cc: Dann, Michelle MAH:EX; Mueller, Brent MAH:EX
Subject: Heads Up: Next week

Hi

Just wanted to let you know^{s.22}. If you need me to review any materials prior to Nov 19th, please send it to me by end of day Nov 9th.

**DISSOLUTION OF IMPROVEMENT DISTRICT – SOUTH EAST KELOWNA IRRIGATION DISTRICT
AND
ASSETS, OBLIGATIONS, PROPERTY, RIGHTS AND REFERENCES TRANSFER – CITY OF KELOWNA**

Notice is hereby given that Order in Council No. 276 was approved and ordered on June 4, 2018 authorizing:

1. Letters Patent issued on March 17, 1994 (OIC 343/1994) re-incorporating the South East Kelowna Irrigation District (SEKID) are revoked and SEKID is dissolved.
2. Assets, obligations, property, rights and references of/to SEKID are transferred to and assumed by the Regional District of East Kootenay.
3. This OIC is authorized under sections 680, 681 and 45 of the *Local Government Act*, [R.S.B.C. 2015].

A copy of the OIC, may be viewed or obtained from the Governance and Structure Branch of the Ministry of Municipal Affairs and Housing, 800 Johnson Street, PO Box 9839 STN Prov Govt, Victoria, BC V8W 9T1 or viewed at the offices of the City of Kelowna (1435 Water Street, Kelowna, B.C.) during normal hours of operation.

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**DISSOLUTION OF IMPROVEMENT DISTRICT – LEXINGTON IMPROVEMENT DISTRICT
AND
ASSETS, OBLIGATIONS AND REFERENCES TRANSFER – CARIBOO REGIONAL DISTRICT**

Notice is hereby given that Order in Council No. 510 was approved and ordered on October 1, 2018 authorizing:

4. Letters Patent issued on January 25, 1972 (OIC 323/1972) incorporating the Lexington Improvement District (LID) are revoked and LID is dissolved on January 1, 2019.
5. Assets, obligations, and references of/to LID are transferred to and assumed by the Cariboo Regional District.
6. This OIC is authorized under sections 680, 681 and 45 of the *Local Government Act*, [R.S.B.C. 2015].

A copy of the OIC, may be viewed or obtained from the Governance and Structure Branch of the Ministry of Municipal Affairs and Housing, 800 Johnson Street, PO Box 9839 STN Prov Govt, Victoria, BC V8W 9T1 or viewed at the offices of the Cariboo Regional District (180 North 3rd Avenue, Suite D, Williams Lake, B.C.) during normal hours of operation.

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**DISSOLUTION OF IMPROVEMENT DISTRICT – SOUTH OKANAGAN MISSION IMPROVEMENT DISTRICT
AND
ASSETS, OBLIGATIONS, PROPERTY, RIGHTS AND REFERENCES TRANSFER – CITY OF KELOWNA**

Notice is hereby given that Order in Council No. 275 was approved and ordered on June 4, 2018 authorizing:

7. Letters Patent issued on June 13, 1984 (OIC 1080/1984) incorporating the South Okanagan Mission Improvement District (SOMID) are revoked and SOMID is dissolved on January 1, 2020.
8. Assets, obligations, property, rights and references of/to SOMID are transferred to and assumed by the City of Kelowna.
9. This OIC is authorized under sections 680, 681 and 45 of the *Local Government Act*, [R.S.B.C. 2015].

A copy of the OIC, may be viewed or obtained from the Governance and Structure Branch of the Ministry of Municipal Affairs and Housing, 800 Johnson Street, PO Box 9839 STN Prov Govt, Victoria, BC V8W 9T1 or viewed at the offices of the City of Kelowna (1435 Water Street, Kelowna, B.C.) during normal hours of operation.

LETTERS PATENT (Amendment)

Notice is hereby given that Ministerial Order Nos. 415 and 416 were approved and ordered on October 11, 2018, authorizing amendments to Letters Patent for **Cobble Hill Improvement District**, and **Shawnigan Improvement District**, respectively, effective from that date. The purpose of these amendments is to change the boundaries of the aforementioned Improvement Districts; specifically the addition or removal of properties in the listed improvement districts.

These amendments are authorized by section 679 of the *Local Government Act*.

A copy of the amendments to the Letters Patent, and maps showing the new boundaries of the improvement districts and affected parcels, may be viewed or obtained from the respective improvement district, or the Governance and Structure Branch of the Ministry of Municipal Affairs and Housing, 800 Johnson Street, PO Box 9839 STN Prov Govt, Victoria, BC V8W 9T1.

Full-text .pdf copies of the above Ministerial Orders are also available on the BC Laws website (www.bclaws.ca), under Ministerial Orders, or may be requested from the Ministry by emailing LGgovernance@gov.bc.ca.

This notice is published in accordance with Section 780(1)(a) of the *Local Government Act* [R.S.B.C. 2015] and the Publication of Letters Patent Regulation (B.C. Reg. 121/98).

Thanks

Karen

Karen Lynch

Senior Planning Analyst | Governance and Structure Branch

Ministry of Municipal Affairs & Housing

Telephone: 778 698-3229 Fax: 250 387-7972

General Enquiries: 250 387-4020

From: [Van Ommen, David MAH:EX](#)
To: [McKenzie, Millie MAH:EX](#)
Subject: RE: draft Gazette notice for SEKID dissolution
Date: November 6, 2018 8:56:00 AM

Thank you for checking.

Don't send it yet, please, there is a larger Gazette notice coming soon. I'm consolidating them all.

Cheers

From: McKenzie, Millie MAH:EX
Sent: Tuesday, November 6, 2018 8:52 AM
To: Van Ommen, David MAH:EX
Subject: RE: draft Gazette notice for SEKID dissolution

Hi David,

I've checked my emails as well and no, I doesn't look like I ever received anything.

Would you like me to send it over to the Gazette? (aka: walk Becca thru the process?)

-Millie

From: Van Ommen, David MAH:EX
Sent: Tuesday, November 6, 2018 8:49 AM
To: McKenzie, Millie MAH:EX
Subject: FW: draft Gazette notice for SEKID dissolution

Hi Millie,

Did I ever send you anything about SEKID and the Gazette notice (see below)?

I don't think I did, I don't have any email record, but I am double-checking.

Thank you,

David

From: Van Ommen, David MAH:EX
Sent: Wednesday, June 13, 2018 9:59 AM
To: Edmondson, Marijke MAH:EX
Subject: draft Gazette notice for SEKID dissolution

Hi Marijke, please check the draft Gazette notice for the SEKID dissolution or let me know if someone else is more appropriate.

Then I will forward to Millie for posting in the next publication.

Link: [I:\Governance_Structure_Div\Structure_Br\Project Files\Central Okanagan \(RDCO\)\Kelowna GEN\Kelowna 10 \(SEKID conversion\)\Kelowna 10-06 OIC Follow up\Gazette Notice of SEKID dissolution-conversion.docx](I:\Governance_Structure_Div\Structure_Br\Project Files\Central Okanagan (RDCO)\Kelowna GEN\Kelowna 10 (SEKID conversion)\Kelowna 10-06 OIC Follow up\Gazette Notice of SEKID dissolution-conversion.docx)

Thank you,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: [Van Ommen, David MAH:EX](#)
To: ["Karen Needham"](#)
Subject: RE: SEKID boundary
Date: August 24, 2018 11:07:00 AM

That's great to hear, Karen.
Please enjoy your own weekend.
Cheers,
David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]
Sent: Friday, August 24, 2018 11:03 AM
To: Van Ommen, David MAH:EX
Subject: RE: SEKID boundary
Hi David –

We have pored over the meets and bounds....I am learning a new skill ☺....and our GIS team has aligned our interpretation with the Province.
Thanks for your support, and for providing the GIS contact at the Province.
Have a good weekend, Karen

Karen Needham

Deputy City Clerk | City of Kelowna
250-469-8657 | kneedcham@kelowna.ca
Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Thursday, August 23, 2018 11:39 AM
To: Karen Needham <KNeedham@kelowna.ca>
Subject: RE: SEKID boundary

Hi Karen,
Please send the legal descriptions my way. I will discuss to see who is the most appropriate contact to pass that along to, as it may be the GIS folks again.
Cheers,
David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]
Sent: Thursday, August 23, 2018 11:30 AM
To: Van Ommen, David MAH:EX
Subject: RE: SEKID boundary

Super, thanks David – we had all except 2003 of course!
We do have 2 properties that are a slightly different interpretation of the boundary, so I am

s.13

K

Karen Needham

Deputy City Clerk | City of Kelowna
250-469-8657 | kneedcham@kelowna.ca
Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]

Sent: Thursday, August 23, 2018 10:57 AM

To: Karen Needham

Subject: RE: SEKID boundary

Hi Karen,

I am attaching all the OICs and MO we have for SEKID through links in BCLaws. Two of the actual files are huge (compiled OICs) and won't fit in one Outlook email.

http://www.bclaws.ca/civix/document/id/oic/arc_oic/1096_1994

http://www.bclaws.ca/civix/document/id/oic/arc_oic/0963_2000

http://www.bclaws.ca/civix/document/id/oic/arc_oic/0714_2003

http://www.bclaws.ca/civix/document/id/oic/arc_oic/0820_2005

http://www.bclaws.ca/civix/document/id/oic/arc_oic/0377_2008

http://www.bclaws.ca/civix/document/id/mo/mo/2016_m071

Cheers,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]

Sent: Thursday, August 23, 2018 10:43 AM

To: Van Ommen, David MAH:EX

Subject: SEKID boundary

Hi again David,

Can you provide the amendments you are aware of following the reissue of the LP in 1994. We had gone to SEKID to confirm what they had as boundaries, and found they had several amendments following 1994, so we thought we had all of them....of course, as discussed, the 2016 Ministers order was the ultimate missing link.

As we had our GIS team do a lot of work on the meets and bounds descriptions, I'd just like to make sure they have all the orders incorporated so that the end result actually does align with 2016. If nothing else, their efforts will form the basis for the updating of our mapping system ☺

Thanks,

Karen

Karen Needham

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]

Sent: Wednesday, August 01, 2018 2:03 PM

To: Karen Needham <KNeedham@kelowna.ca>

Subject: RE: SOMID

Yeah ☺

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]

Sent: Wednesday, August 1, 2018 1:39 PM

To: Van Ommen, David MAH:EX

Subject: RE: SOMID

None at all, we are just meeting to finalize our mapping and are aligning with 1994, K

From: Van Ommen, David MAH:EX [mailto:David.VanOmmen@gov.bc.ca]

Sent: Wednesday, August 01, 2018 1:03 PM

To: Karen Needham

Subject: RE: SOMID

Yes, I can confirm that according to our Branch records and BCLaw's database, SEKID's LP was not amended following the 1994 LP re-issue. The SEKID dissolution OIC refers to the 1994 re-issue, and if there were another LP amendment the provincial legislative counsel would have flagged that.

Is there a concern about the SEKID LP?

Cheers,

David

From: Karen Needham [mailto:KNeedham@kelowna.ca]

Sent: Wednesday, August 1, 2018 12:19 PM

To: Van Ommen, David MAH:EX

Subject: RE: SOMID

This is super David, thanks so much.

Would you also be able to confirm that SEKID's letters patent were not amended following the new issuance in 1994?

Cheers,

Karen

From: Van Ommen, David MAH:EX [mailto:David.VanOmmen@gov.bc.ca]

Sent: Wednesday, August 01, 2018 12:13 PM

To: Karen Needham <KNeedham@kelowna.ca>

Subject: RE: SOMID

Hi Karen, nice to hear from you.

Thank you, ^{s.22}

, so pretty good so far. I hope

Kelowna summer has been as gentle as it possibly could be, considering the heat wave and fires.

SOMID has 3 pieces of legislation, 1 LP and two OICs that reduced their boundary. The OICs are hefty file sizes because they are consolidated OICs for improvement districts, so I won't send copies via email, and rather share the BCLaws links:

SOMID LP: http://www.bclaws.ca/civix/document/id/oic/arc_oic/1080_1984

2003 boundary reduction: http://www.bclaws.ca/civix/document/id/oic/arc_oic/0714_2003

2006 boundary reduction: http://www.bclaws.ca/civix/document/id/oic/arc_oic/0406_2006

Cheers,

David Van Ommen | Program Analyst

Governance and Structure | Local Government Division

Ministry of Municipal Affairs and Housing

(T): 778-698-3214 (F): 250-387-7972

From: Karen Needham [mailto:KNeedham@kelowna.ca]

Sent: Wednesday, August 1, 2018 10:16 AM

To: Van Ommen, David MAH:EX

Subject: SOMID

Hello David,

I hope you are having a good summer – whether at work or vacation.

We are starting to look at the SOMID water service area, and were wondering if you have access to,

or can direct us to, their Letters Patent. I have asked Ron Westlake to check with SOMID themselves, however, I understand their records may be more difficult to access.

Thanks in advance for any assistance,

Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: [Van Ommen, David MAH:EX](#)
To: [Deegan, Rick FLNR:EX](#)
Subject: RE: GIS shape file sharing with local governments?
Date: August 23, 2018 10:53:00 AM

Thank you very much, Rick. Can I bunch those files into a zip file or send individually?

From: Deegan, Rick FLNR:EX
Sent: Thursday, August 23, 2018 10:52 AM
To: Van Ommen, David MAH:EX
Subject: RE: GIS shape file sharing with local governments?

Shapefiles of the administrative areas you are responsible for are free and open data to anyone who requests them. Here is the current Southeast Kelowna Irrigation District boundary.



Rick
GIS Spatial Information Analyst
Decision Support Services, GeoBC
NEW Phone (778) 974-3059 | Fax (250) 952-4261
**Forests, Lands, Natural Resource Operations
and Rural Development**

From: Van Ommen, David MAH:EX
Sent: Thursday, August 23, 2018 10:43 AM
To: Deegan, Rick FLNR:EX
Subject: GIS shape file sharing with local governments?

Good morning Rick,

I am wondering if there is a policy on the sharing of GIS shape files?

Specifically, the City of Kelowna would like to have a shape file for the South East Kelowna Irrigation District. We have a 2016 map which you made (I've attached it for reference). Can you send me that shape file so I can share it with Kelowna?

Cheers,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: [Van Ommen, David MAH:EX](#)
To: ["Karen Needham"](#)
Subject: RE: SEKID boundary OIC - RE: SEKID 2008 map
Date: August 23, 2018 9:23:00 AM

Good morning Karen,

I'm still waiting to hear back from the GIS contact about the 2008 digital maps.

Meanwhile, please find the link to the 2016 SEKID boundary extension here:

http://www.bclaws.ca/civix/document/id/mo/mo/2016_m071

It was a boundary extension so it was done through a Minister's Order rather than OIC.

Cheers,

David

From: Karen Needham [mailto:KNeedham@kelowna.ca]
Sent: Tuesday, August 21, 2018 12:03 PM
To: Van Ommen, David MAH:EX
Subject: SEKID boundary OIC - RE: SEKID 2008 map
Importance: High

Hi David,

Another SEKID boundary question, do you also have the cemetery OIC? We don't have any reference to this property being added and would appreciate the details.

Thanks,

Karen

Karen Needham

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: Karen Needham
Sent: Friday, August 17, 2018 10:10 AM
To: 'Van Ommen, David MAH:EX' <David.VanOmmen@gov.bc.ca>
Subject: RE: SEKID 2008 map

Thanks David,

The digital version would be great.

Would you also have similar information/maps for the current SOMID boundaries?

Cheers,

Karen

Karen Needham

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [mailto:David.VanOmmen@gov.bc.ca]
Sent: Friday, August 10, 2018 12:02 PM
To: Karen Needham
Subject: RE: SEKID 2008 map

I don't know who created the 2008 map.

If you're asking about a current map, a digital version was made for SEKID's 2016 boundary

extension (for the cemetery property). That drafter is still around and if your GIS folks want the shape (?) file I can ask him for it?

I've attached the 2016 map as well, for reference.

Cheers,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]

Sent: Friday, August 10, 2018 11:54 AM

To: Van Ommen, David MAH:EX

Subject: RE: SEKID 2008 map

Thanks for this, and the call David – would you know who actually created the map? Our GIS team would love to have the file if possible to help us avoid plotting all the meets & bounds descriptions. K

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]

Sent: Friday, August 10, 2018 11:28 AM

To: Karen Needham

Subject: SEKID 2008 map

Good afternoon Karen,

Took a quick look, found the paper copy of the 2008 map, then went electronic and luckily found a scanned copy (which is good because the paper copy is big).

Please find the map attached.

Cheers,

David Van Ommen | Program Analyst

Governance and Structure | Local Government Division

Ministry of Municipal Affairs and Housing

(T): 778-698-3214 (F): 250-387-7972

From: [Karen Needham](#)
To: [Van Ommen, David MAH:EX](#)
Subject: SEKID boundary OIC - RE: SEKID 2008 map
Date: August 21, 2018 12:16:38 PM
Importance: High

Hi David,

Another SEKID boundary question, do you also have the cemetery OIC? We don't have any reference to this property being added and would appreciate the details.

Thanks,
Karen

Karen Needham

Deputy City Clerk | City of Kelowna
250-469-8657 | kneedcham@kelowna.ca
Connect with the City | kelowna.ca

From: Karen Needham
Sent: Friday, August 17, 2018 10:10 AM
To: 'Van Ommen, David MAH:EX' <David.VanOmmen@gov.bc.ca>
Subject: RE: SEKID 2008 map

Thanks David,

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Would you also have similar information/maps for the current SOMID boundaries?

Cheers,
Karen

Karen Needham

Deputy City Clerk | City of Kelowna
250-469-8657 | kneedcham@kelowna.ca
Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Friday, August 10, 2018 12:02 PM
To: Karen Needham
Subject: RE: SEKID 2008 map

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I've attached the 2016 map as well, for reference.

Cheers,
David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]
Sent: Friday, August 10, 2018 11:54 AM
To: Van Ommen, David MAH:EX
Subject: RE: SEKID 2008 map

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Karen Needham, MPA, BA
Deputy City Clerk | City of Kelowna
250-469-8657 | kneedham@kelowna.ca
Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Friday, August 10, 2018 11:28 AM
To: Karen Needham
Subject: SEKID 2008 map

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Please find the map attached.

Cheers,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: [Karen Needham](#)
To: [Van Ommen, David MAH:EX](#)
Subject: RE: SEKID 2008 map
Date: August 17, 2018 10:09:51 AM

Thanks David,

The digital version would be great.

Would you also have similar information/maps for the current SOMID boundaries?

Cheers,
Karen

Karen Needham

Deputy City Clerk | City of Kelowna
250-469-8657 | kneedham@kelowna.ca
Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [mailto:David.VanOmmen@gov.bc.ca]
Sent: Friday, August 10, 2018 12:02 PM
To: Karen Needham <KNeedham@kelowna.ca>
Subject: RE: SEKID 2008 map

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I've attached the 2016 map as well, for reference.

Cheers,
David

From: Karen Needham [mailto:KNeedham@kelowna.ca]
Sent: Friday, August 10, 2018 11:54 AM
To: Van Ommen, David MAH:EX
Subject: RE: SEKID 2008 map

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Karen Needham, MPA, BA
Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca
Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Friday, August 10, 2018 11:28 AM
To: Karen Needham
Subject: SEKID 2008 map

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Please find the map attached.

Cheers,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Van Ommen, David MAH:EX
To: "Karen Needham"
Subject: SEKID 2008 map
Date: August 10, 2018 11:27:00 AM
Attachments: SE Kelowna ID.pdf

Good afternoon Karen,

Took a quick look, found the paper copy of the 2008 map, then went electronic and luckily found a scanned copy (which is good because the paper copy is big).

Please find the map attached.

Cheers,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: [Van Ommen, David MAH:EX](#)
To: ["Karen Needham"](#)
Subject: RE: SOMID
Date: August 1, 2018 2:02:00 PM

Yeah 😊

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]
Sent: Wednesday, August 1, 2018 1:39 PM
To: Van Ommen, David MAH:EX
Subject: RE: SOMID

None at all, we are just meeting to finalize our mapping and are aligning with 1994, K

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Wednesday, August 01, 2018 1:03 PM
To: Karen Needham <KNeedham@kelowna.ca>
Subject: RE: SOMID

Yes, I can confirm that according to our Branch records and BCLaw's database, SEKID's LP was not amended following the 1994 LP re-issue. The SEKID dissolution OIC refers to the 1994 re-issue, and if there were another LP amendment the provincial legislative counsel would have flagged that.

Is there a concern about the SEKID LP?

Cheers,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]
Sent: Wednesday, August 1, 2018 12:19 PM
To: Van Ommen, David MAH:EX
Subject: RE: SOMID

This is super David, thanks so much.

Would you also be able to confirm that SEKID's letters patent were not amended following the new issuance in 1994?

Cheers,

Karen

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Wednesday, August 01, 2018 12:13 PM
To: Karen Needham <KNeedham@kelowna.ca>
Subject: RE: SOMID

Hi Karen, nice to hear from you.

Thank you,^{s.22}

so pretty good so far. I hope

Kelowna summer has been as gentle as it possibly could be, considering the heat wave and fires.

SOMID has 3 pieces of legislation, 1 LP and two OICs that reduced their boundary. The OICs are hefty file sizes because they are consolidated OICs for improvement districts, so I won't send copies via email, and rather share the BCLaws links:

SOMID LP: http://www.bclaws.ca/civix/document/id/oic/arc_oic/1080_1984

2003 boundary reduction: http://www.bclaws.ca/civix/document/id/oic/arc_oic/0714_2003

2006 boundary reduction: http://www.bclaws.ca/civix/document/id/oic/arc_oic/0406_2006

Cheers,

David Van Ommen | Program Analyst

Governance and Structure | Local Government Division

Ministry of Municipal Affairs and Housing

(T): 778-698-3214 (F): 250-387-7972

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]

Sent: Wednesday, August 1, 2018 10:16 AM

To: Van Ommen, David MAH:EX

Subject: SOMID

Hello David,

I hope you are having a good summer – whether at work or vacation.

We are starting to look at the SOMID water service area, and were wondering if you have access to, or can direct us to, their Letters Patent. I have asked Ron Westlake to check with SOMID themselves, however, I understand their records may be more difficult to access.

Thanks in advance for any assistance,

Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

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From: Van Ommen, David MAH:EX
To: "Karen Needham"
Cc: "Stephen Fleming"
Subject: RE: SEKID OIC
Date: June 21, 2018 4:06:00 PM

Good afternoon Karen, thank you for your patience with this response.

There appears to be some confusion regarding the OIC and the single SEKID property outside the City of Kelowna's boundaries. A local area service cannot be outside a municipality's boundaries. In an electoral area, a local service area established through a regional district would be required. The OIC cannot extend the municipal local area service outside the city's boundary.

Back in January we discussed three options regarding continuing the water service to the single property outside of Kelowna's boundary:

- a boundary extension, to which the property owner appears disinterested;
- a local service area established by the CORD, to which Kelowna appeared disinterested; and,
- continuing the service as a service outside the municipality under section 13 of the *Community Charter*.

To our understanding, the authority for the City of Kelowna to continue providing the service to the property outside the municipal boundary is under the LGA s.681(3)(b):

(3) The requirement in section 13 (1) (a) and (b) of the *Community Charter* to first obtain the consent of a local government does not apply in relation to a service if

(a) the service is continued under subsection (1) (c) of this section on dissolution of an improvement district, and

(b) the service is to be provided by the municipality in an area outside the municipality to which the service was provided by the improvement district at the time the improvement district was dissolved.

Despite any City policy to the contrary, the City has authority to provide a service in an area outside the municipality, under section 13 of the Charter, and the municipal powers, duties and functions provided under the Charter or LGA in relation to the service may be exercised in the area. In relation to the property that received water from SEKID, regional district consent is not required because of LGA s.681(3).

Although the City is accustomed to recovering costs for water through a combination of general and local taxes and water fees, the water service cost recovery can be done entirely through fees where the City does not have taxing authority. Under the Charter, section 194 authorizes council to impose municipal fees in respect of a service through a bylaw. Under the Charter s.194(2)(a), the bylaw can apply outside the municipality because the bylaw is in relation to an authority that may be exercised outside the municipality. Under the Charter, s.194(2)(b), the fee can be based on any factor specified in the bylaw and establish different rates or levels in relation to different factors, such as a fee for water provision and a separate fee for the upgrade costs.

Please let me know if you have further questions.

Thank you,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Karen Needham [mailto:KNeedham@kelowna.ca]

Sent: Wednesday, June 6, 2018 3:50 PM
To: Van Ommen, David MAH:EX
Cc: Stephen Fleming
Subject: SEKID OIC

Hi David,

Further to our discussion yesterday, here is the nugget of the question related to the property outside the city boundaries, and the OIC.

The property is in SEKID's boundaries, but outside the City's boundaries. The OIC can authorize the City to include this property in the LAS even though it is outside the City's boundaries, however, the OIC specifically excludes the parcel.

We understand that for the provision of the service, the Province has contemplated the authority provided under the legislation.

Due to the large infrastructure project, and the need for cost recovery of some of the costs from SEKID ratepayers, the SEKID bylaws impose a levy on all ratepayers, including this parcel. Our question is related to the City's ability to:

1. Continue to collect the levy; and
2. impose a parcel tax on the property in 2020

If possible, we would like to seek authority from the Province through an amendment to the OIC to include this property in the LAS, or at least, receive some clarification on how the Province believes this property should be addressed.

Many thanks,

Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

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From: [Van Ommen, David MAH:EX](#)
To: [Edmondson, Marijke MAH:EX](#)
Subject: RE: OIC - SEKID
Date: June 5, 2018 8:41:00 AM

Will do.

From: Edmondson, Marijke MAH:EX
Sent: Tuesday, June 5, 2018 8:35 AM
To: Van Ommen, David MAH:EX
Subject: Re: OIC - SEKID

Not to worry - we talked a lot about May 30 as "the date".

Karen left me a voicemail yesterday afternoon,s.16

s.16

Thanks, M.

Marijke Edmondson | Director, Governance Structures
Governance and Structure Branch
Ministry of Municipal Affairs and Housing
Office: (778) 698-3227 Mobile: (250) 889-8198

On Jun 5, 2018, at 8:27 AM, Van Ommen, David MAH:EX <David.VanOmmen@gov.bc.ca> wrote:

Thank you for sending this out yesterday.

Thank you for also correcting my error about the official dissolution date, without actually pointing out my error, in your reply. For some reason in my head I was certain the May 30 dissolution date was still in the body of the OIC.

Much obliged,

David

From: Edmondson, Marijke MAH:EX
Sent: Monday, June 4, 2018 1:07 PM
To: Van Ommen, David MAH:EX; 'Karen Needham'
Cc: Ron Westlake
Subject: RE: OIC - SEKID

Hi all,

Attached please find Orders in Council 276/2018 (SEKID dissolution and transfer) and 275/2018 (SOMID dissolution and transfer), hot off the presses this morning.

Note that the SEKID Order does not specify an effective date, which means that is TODAY (the Order bears the date of the Lieutenant Governor's signature, rather than the date of Executive Council consideration). The SOMID Order specifies an effective date of January 1, 2020.

Cheers, M.

Marijke Edmondson | Director, Governance Structures
Governance and Structure Branch | Ministry of Municipal Affairs and Housing
Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email:
marijke.edmondson@gov.bc.ca

From: Van Ommen, David MAH:EX
Sent: Friday, June 1, 2018 2:34 PM
To: 'Karen Needham'

Cc: Ron Westlake; Edmondson, Marijke MAH:EX

Subject: RE: OIC - SEKID

No, sorry Karen, nothing has arrived yet.

Yes, absolutely I will ask Marijke or an admin assistant to send you a copy of the OICs on Monday, if it comes to that.

Darlene from SEKID called this morning and I let her know the same thing about the OIC. They have been approved, waiting for the paperwork and depositing/signing, May 30th is the official dissolution date, and when I get a copy of the OICs I will send them out.

Thank you,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]

Sent: Friday, June 1, 2018 2:30 PM

To: Van Ommen, David MAH:EX

Cc: Ron Westlake

Subject: RE: OIC - SEKID

Hi David – this is painful! Anything yet?

If s.22 is Marijke able to send us a copy?

Cheers,

Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]

Sent: Wednesday, May 30, 2018 2:18 PM

To: Karen Needham <KNeedham@kelowna.ca>

Cc: Ron Westlake <rwestlake@kelowna.ca>

Subject: RE: OIC - SEKID

Officially, no news yet.

I'll call you ☺

Cheers,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]

Sent: Wednesday, May 30, 2018 2:15 PM

To: Van Ommen, David MAH:EX

Cc: Ron Westlake

Subject: OIC - SEKID

Hi David – any news to share yet? ☺

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

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From: Van Ommen, David MAH:EX
To: Carvalho, Christine MAH:EX; Edmondson, Marijke MAH:EX
Subject: SEKID and SOMID OICs please forward to Marijke if they come in June 4
Date: June 1, 2018 3:42:00 PM

Hi Christine,

s.22

. If you receive copies of the SEKID and SOMID dissolution OICs on

Monday, could you please forward them to Marijke?

Thank you very much,

David Van Ommen | Program Analyst

Governance and Structure | Local Government Division

Ministry of Municipal Affairs and Housing

(T): 778-698-3214 (F): 250-387-7972

From: [Edmondson, Marijke MAH:EX](#)
To: [Van Ommen, David MAH:EX](#)
Subject: RE: OIC for SEKID & SOMID
Date: June 1, 2018 10:46:20 AM

Liam thought we already sent your bullets up... which is why he didn't reply. Here's what I'm proposing to send, trying to account for the last-minute delivery... let me know if you see any clangers.

Good morning Tara,

We have been informed that the Orders-in-Council dissolving the South East Kelowna Irrigation District and South Okanagan Mission Improvement District were approved by Cabinet on Wednesday and are likely to be deposited with the OIC office later today. At that point they will be published on the BC Laws website and be considered public.

This may be an opportunity for Minister Robinson to call the Mayor Basran and let him know that the OICs to dissolve SEKID and (eventually) SOMID have been approved. The Minister called him about the additional \$12 million in funding for the KLO transmission line when that was approved by Treasury Board.

While I understand that the letter regarding the additional funding will go out on Monday or Tuesday, a call about the OICs could re-affirm the Ministry's commitment to the City of Kelowna's long-term water plans, as well as reinforce the unique circumstance of \$12 million in additional funding from the Province.

Some possible bullet points for the Minister's phone call:

s.13

Cheers, M.

Marijke Edmondson | Director, Governance Structures
Governance and Structure Branch | Ministry of Municipal Affairs and Housing
Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email: marijke.edmondson@gov.bc.ca

From: Van Ommen, David MAH:EX
Sent: Friday, June 1, 2018 9:26 AM
To: Edwards, Liam MAH:EX; Edmondson, Marijke MAH:EX
Cc: Marotz, Nicola MAH:EX; Bedford, Brian MAH:EX
Subject: RE: OIC for SEKID & SOMID

Hi Liam, the OICs were approved on May 30th ☺
Christine said we may get the deposited OICs today.

From: Edwards, Liam MAH:EX
Sent: Friday, June 1, 2018 9:25 AM
To: Edmondson, Marijke MAH:EX

Cc: Marotz, Nicola MAH:EX; Bedford, Brian MAH:EX; Van Ommen, David MAH:EX

Subject: OIC for SEKID & SOMID

Hi Marijka, just wondering if you've heard anything on this one, perhaps it's too soon to tell?

Thanks, Liam

Liam Edwards

Executive Director

Local Government Infrastructure and Finance

Ministry of Municipal Affairs and Housing

778-698-3230

Liam.Edwards@gov.bc.ca

www.cscd.gov.bc.ca/lgd/

From: [Edmondson, Marijke MAH:EX](#)
To: [Van Ommen, David MAH:EX](#)
Cc: [Edwards, Liam MAH:EX](#)
Subject: Re: Draft response thoughts? - Minister calling Mayor of Kelowna to inform of SEKID and SOMID dissolution OICs
Date: May 30, 2018 7:48:16 AM

Liam, how does our plan for this email fit with the talk of a letter coming out of the MC on Monday? David and I were unsure if the referenced letter was about the conversion, the extra funding, or both.

Nicola and I had a brief chat at the end of yesterday and concluded that it may be awkward if MSR is unprepared to speak to the Order while in Kelowna, even if asked, so some holding messages might still be appropriate.

Did you have any thoughts on David's proposed bullets? Thinking that they capture the essence of the message, in whatever form we are asked to use, and we should start adapting them to the letter/KM format.

Thanks, M.

Marijke Edmondson, Director, Governance Structures
Governance and Structure Branch
Ministry of Municipal Affairs and Housing

On May 28, 2018, at 3:49 PM, Van Ommen, David MAH:EX
<David.VanOmmen@gov.bc.ca> wrote:

Good afternoon Tara,

The Orders-in-Council dissolving the South East Kelowna Irrigation District and South Okanagan Mission Improvement District and converting the services to the City of Kelowna are in route to be approved on May 30th.

We have an opportunity for Minister Robinson to call the Mayor of Kelowna and inform Mayor Basran that the OICs to dissolve SEKID and SOMID have been approved / will be approved.

The Minister called the Mayor of Kelowna two weeks ago(?) about the successful Treasury Board submission for an additional \$12 million in funding to Kelowna for the KLO transmission line. A follow up call about the OICs could re-affirm the Ministry's commitment to the City of Kelowna's long-term water plans, as well as reinforce the unique circumstance of \$12 million in additional funding from the Province.

Some possible bullet points for the Minister's phone call:

s.13

--

Thoughts or edits?

Cheers,

David Van Ommen | Program Analyst

Governance and Structure | Local Government Division

Ministry of Municipal Affairs and Housing

(T): 778-698-3214 (F): 250-387-7972

From: Van Ommen, David MAH:EX
To: Edwards, Liam MAH:EX; Edmondson, Marijke MAH:EX
Subject: Draft response thoughts? - Minister calling Mayor of Kelowna to inform of SEKID and SOMID dissolution OICs
Date: May 28, 2018 3:49:00 PM

Good afternoon Tara,

The Orders-in-Council dissolving the South East Kelowna Irrigation District and South Okanagan Mission Improvement District and converting the services to the City of Kelowna are in route to be approved on May 30th.

We have an opportunity for Minister Robinson to call the Mayor of Kelowna and inform Mayor Basran that the OICs to dissolve SEKID and SOMID have been approved / will be approved.

The Minister called the Mayor of Kelowna two weeks ago(?) about the successful Treasury Board submission for an additional \$12 million in funding to Kelowna for the KLO transmission line. A follow up call about the OICs could re-affirm the Ministry's commitment to the City of Kelowna's long-term water plans, as well as reinforce the unique circumstance of \$12 million in additional funding from the Province.

Some possible bullet points for the Minister's phone call:

s.13

--

Thoughts or edits?

Cheers,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: [Karen Needham](#)
To: [Van Ommen, David MAH:EX](#)
Subject: RE: OIC - SEKID
Date: May 28, 2018 2:57:17 PM

Hi David –

Further to our call last week, thanks for confirming the OIC is with Cabinet and on track.

We are preparing a 'soft' news release with the hope that all will be smooth sailing on May 30.

Please let me know if you hear otherwise.

Cheers,

Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

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From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]

Sent: Thursday, May 10, 2018 3:06 PM

To: Karen Needham

Subject: RE: OIC - SEKID

Hi Karen,

The package has been approved by the Deputy Minister and is on the Minister's schedule for approval. We are still on target for May 30th Cabinet. Steady as she goes.

Victoria is fairly calm, as usual. I hope the flooding is under control (as controlled as it can be) in Kelowna. We're following the news here, and crossing fingers for many local governments.

Cheers,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]

Sent: Thursday, May 10, 2018 2:28 PM

To: Van Ommen, David MAH:EX

Subject: RE: OIC - SEKID

Hi David,

Have you had any confirmation of the May 30 date yet?

Hope all is well in Victoria,

Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

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From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]

Sent: Wednesday, May 02, 2018 9:46 AM

To: Karen Needham

Subject: RE: OIC - SEKID

Good morning Karen,

The OIC package is moving internally, but has not been added to the Cabinet agenda yet. We are still on target for May 30th.

I have attached a copy of the Big Eddy Waterworks dissolution OIC, to aid your legal team get a sense of what will be in yours.

Differences between Big Eddy and SEKID's OICs:

s.13

I hope this helps. Getting a confidentiality agreement at this stage would likely be onerous and unnecessary, as the Big Eddy OIC has the essentials. Along with the differences I pointed out, there should be enough information to work with.

Cheers,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]

Sent: Tuesday, May 1, 2018 4:50 PM

To: Van Ommen, David MAH:EX

Subject: OIC - SEKID

Importance: High

Hi David,

Just touching base to see if the SEKID OIC has been approved internally and/or added to an upcoming Cabinet agenda? Are you able to give us any advance notice when it is on the Cabinet meeting agenda?

Things are moving along here, so just wanting to keep in the loop.

Cheers,

Karen

Karen Needham, MPA, BA

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From: [Karen Needham](#)
To: [Van Ommen, David MAH:EX](#)
Cc: [Ron Westlake](#); [Stephen Fleming](#); "[Sukh Manhas](#)"
Subject: RE: SEKID property outside Kelowna limits
Date: May 23, 2018 11:52:13 AM

Hi David,

Thank you for following up from our discussion yesterday with your notes from January^{s.16}

s.16

As discussed, we have concluded that there is

no need for an agreement at this time as we have authority through SEKID's bylaws to collect the levy from this property following dissolution – our authority has not been provided in the OIC as it excludes any properties outside the city boundary.

With this background, we can now plan our next steps in ensuring we have jurisdiction over this parcel for the water service.

Many thanks,

Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

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From: Van Ommen, David MAH:EX [mailto:David.VanOmmen@gov.bc.ca]

Sent: Wednesday, May 23, 2018 11:42 AM

To: Karen Needham

Subject: SEKID property outside Kelowna limits

Good morning Karen,

1 - You were right; the conversations around the property outside Kelowna were around early January.

There was a group conversation on January 12th regarding the property. Toby, Ron, Stephen Fleming, Marijke and myself were on the call.

Toby had spoken to the property^{s.22}

s.22

We went over the options for the property, with the RD local service area option being cumbersome for just 1 property (but still doable if the RD consents).

Toby was going to talk with the property owner further on options for the service.

I do not have anything further in my notes or email trails that shed light on what happened next with

s.22

. There may be an opportunity for Kelowna to re/start discussions with him, after checking if SEKID has any further records.

2 - We talked about this option, though from a different angle, on the phone, and I found this in my notes:

Kelowna has the option to provide services to properties outside their boundary under the Charter, section 13. To my understanding, if Kelowna gets CORD consent, the municipality would have the authority to impose a parcel tax on the outside property, without requiring a local service area.

With this option the RD may establish other conditions, however with other similar overlapping IDs in the area also possibly dissolving in the future, the discussion between Kelowna and CORD can be

forward looking as well as solving this immediate issue.

Thank you,

David Van Ommen | Program Analyst

Governance and Structure | Local Government Division

Ministry of Municipal Affairs and Housing

(T): 778-698-3214 (F): 250-387-7972

From: [Van Ommen, David MAH:EX](#)
To: ["Karen Needham"](#)
Subject: RE: SEKID
Date: May 22, 2018 9:53:00 AM

Hi Karen,
I will call you at 12pm.
Cheers,
David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]
Sent: Tuesday, May 22, 2018 9:07 AM
To: Van Ommen, David MAH:EX
Subject: RE: SEKID

Thanks David – would this afternoon work, 12-1:00 or 1:30-2:30? Or tomorrow morning? Cheers,
Karen

Karen Needham, MPA, BA
Deputy City Clerk | City of Kelowna
250-469-8657 | kneedham@kelowna.ca
Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Tuesday, May 22, 2018 8:31 AM
To: Karen Needham <KNeedham@kelowna.ca>
Subject: RE: SEKID

Good morning Karen,
I can give you a call later this morning to go over your initial questions, if that works for you. Then if need be we can focus on the remaining questions with the others.
I am free any time after 10:30am.

The OIC is currently with Cabinet Operations, so we are still on track for May 30th.
Thank you,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]
Sent: Friday, May 18, 2018 10:59 AM
To: Van Ommen, David MAH:EX
Subject: SEKID

Hi David,
We have had some legal support looking^{s.13; s.14}

s.13; s.14 and we do have some questions related to what is contemplated in the OIC.

Is it possible to arrange a call, perhaps with Ron Westlake and Marijke so we can talk through our questions?

Many thanks,
Karen

Karen Needham, MPA, BA

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Page 076 of 155 to/à Page 077 of 155

Withheld pursuant to/removed as

s.12 ; s.13

From: [Edwards, Liam MAH:EX](#)
To: [Van Ommen, David MAH:EX](#); [Edmondson, Marijke MAH:EX](#)
Cc: [Marotz, Nicola MAH:EX](#); [Bedford, Brian MAH:EX](#)
Subject: RE: Additional Funding for Kelowna Approved
Date: May 15, 2018 12:30:41 PM

Great thanks David! I confirmed with Cab Ops today that the TB Minor date was May 7th.

Cheers, Liam

From: Van Ommen, David MAH:EX
Sent: Tuesday, May 15, 2018 10:22 AM
To: Edwards, Liam MAH:EX; Edmondson, Marijke MAH:EX
Cc: Marotz, Nicola MAH:EX; Bedford, Brian MAH:EX
Subject: RE: Additional Funding for Kelowna Approved
Update on my end: Minister has approved the dissolutions BN and the OIC package is with Cab Ops.

From: Edwards, Liam MAH:EX
Sent: Tuesday, May 15, 2018 8:10 AM
To: Edmondson, Marijke MAH:EX
Cc: Marotz, Nicola MAH:EX; Van Ommen, David MAH:EX; Bedford, Brian MAH:EX
Subject: Additional Funding for Kelowna Approved

Hi Marijke,

I touched base briefly with Nicola and David last week, but wanted to make sure you heard the news too that TB approved the full \$12M for Kelowna.

We're not having any fan-fare around it, just doing an Info Bulletin. Kelowna knows. Would be good to have a touch base on the project next week to see where all the moving pieces are at. I'll find a spot in our respective calendars.

Cheers, Liam

Liam Edwards

Executive Director

Local Government Infrastructure and Finance

Ministry of Municipal Affairs and Housing

778-698-3230

Liam.Edwards@gov.bc.ca

www.cscd.gov.bc.ca/lgd/

From: [Van Ommen, David MAH:EX](#)
To: [Edwards, Liam MAH:EX](#); [Bedford, Brian MAH:EX](#); [Edmondson, Marijke MAH:EX](#)
Subject: RE: Population of SEKID
Date: May 1, 2018 3:56:00 PM

I used those numbers in the briefing note for the dissolution OICs.

From: Van Ommen, David MAH:EX
Sent: Tuesday, May 1, 2018 3:55 PM
To: Edwards, Liam MAH:EX; Bedford, Brian MAH:EX; Edmondson, Marijke MAH:EX
Subject: RE: Population of SEKID

The ID database has 5600 population for SEKID with 1976 parcels. Database says 2768 connections.
Cheers

From: Edwards, Liam MAH:EX
Sent: Tuesday, May 1, 2018 3:42 PM
To: Bedford, Brian MAH:EX; Edmondson, Marijke MAH:EX; Van Ommen, David MAH:EX
Subject: Population of SEKID

Hi folks, do any of you know the population of SEKID?

I've been using 1900 connections multiplied by 2.5 people per connection (standard estimation used for population estimates) for approximately 4750 people.

Thanks, Liam

Liam Edwards

Executive Director

Local Government Infrastructure and Finance

Ministry of Municipal Affairs and Housing

778-698-3230

Liam.Edwards@gov.bc.ca

www.cscd.gov.bc.ca/lgd/

From: [Van Ommen, David MAH:EX](#)
To: [Edmondson, Marijke MAH:EX](#)
Subject: City of Kelowna map with SEKID and SOMID
Date: May 1, 2018 3:00:00 PM
Attachments: [Kelowna boundary with SEKID and SOMID highlighted.pdf](#)

I got the explanatory map from Rick for the City of Kelowna, which includes the SEKID and SOMID boundaries.

This is an accurate, but richly detailed map. The map currently attached to the BNI is simpler, but has loose boundaries.

Options.

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Edwards, Liam MAH:EX
To: Andres, Lisa MAH:EX; Edmondson, Marijke MAH:EX; Van Ommen, David MAH:EX
Cc: Gant, Sean MAH:EX; Bedford, Brian MAH:EX
Subject: RE: delay of dissolution
Date: April 15, 2018 6:30:13 PM

Hi Lisa,

Thanks for this additional information, this is very helpful, and when the timing is write it would be great to have you participate in some of the calls with Kelowna to make sure they are clear on their "new" requirements.

Regarding the AGM and elections, I gave SEKID the ok to carry forward without an AGM or elections as the dissolution is likely to occur prior to May 31 or shortly thereafter. Let me know if you'd like to discuss.

Also thinking that it may be best to simply ask/require Kelowna to complete the Jan-May financial statements – s.22

. so perhaps she can lead that work and hire the same

audit firm they previously used to keep it simple.

Cheers, Liam

From: Andres, Lisa MAH:EX
Sent: Wednesday, April 18, 2018 2:39 PM
To: Edmondson, Marijke MAH:EX; Van Ommen, David MAH:EX; Edwards, Liam MAH:EX
Subject: RE: delay of dissolution

Hi Marijke,

I believe Kelowna could implement the SEKID tax bylaw, but they would need an updated assessment roll from SEKID. The assessment roll should provide Kelowna with information to implement the tax bylaw. Kelowna will have to send assessment notices, set a court of revision date (assessment complaints / appeals), and then send out the tax notices. The relevant sections in the LGA are 708, 709, 710.

On another note, I was wondering when SEKID is required to hold their AGM? I cannot find information for AGM date in their Letters Patent. If the dissolution date is after the required AGM timeframe (usually between January and May 31st), SEKID is required to hold an AGM to review financial statements, hold a trustee election, and submit to the Ministry the 2018 Annual Returns.

Regardless of the AGM date, improvement districts are required to submit to the Ministry their audited 2017 financial statements for the year by May 15th. Also, before converting SEKID should conduct another audit for January 2018 – dissolution date

Please let me know if you have any questions, or require more information.

Thanks!

Lisa Andres

Financial Officer

Local Government Infrastructure and Finance

Ministry of Municipal Affairs and Housing

Ph: 778.698.3249

From: Edmondson, Marijke MAH:EX
Sent: Monday, April 16, 2018 1:19 PM
To: Edwards, Liam MAH:EX; Van Ommen, David MAH:EX
Cc: Marotz, Nicola MAH:EX; Bedford, Brian MAH:EX; Andres, Lisa MAH:EX
Subject: RE: delay of dissolution

Hi Liam,

David and I have had a more detailed discussion about the prep work that Darlene is anticipating, and how to connect her with Karen Needham. It sounds like Karen has consulted with the City of Revelstoke about their ID conversion experience and has started to devise a practical checklist of tasks and issues that need to be considered. I've added Lisa because one question may be how the City would manage to implement the SEKID tax bylaw if it is based on a SEKID-devised tax roll.

In the meantime, I wasn't entirely clear whether we would inject more detail into a letter from Tara to Richard or I would follow-up with a detailed email to Toby.

Here is a draft I put together if we're going with the latter:

s.13

CHEN 39, 191.

Marijke Edmondson | Director, Governance Structures
Governance and Structure Branch | Ministry of Municipal Affairs and Housing
Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email: marijke.edmondson@gov.bc.ca

From: Edwards, Liam MAH:EX
Sent: Monday, April 16, 2018 11:56 AM
To: Edmondson, Marijke MAH:EX; Van Ommen, David MAH:EX
Cc: Marotz, Nicola MAH:EX; Bedford, Brian MAH:EX
Subject: RE: delay of dissolution

Thanks for the update Marijke. I confirmed verbally with Toby on April 6th that we can amend the timing as requested. s.22

* as an employee of the City to help with

Transition.

I am fine with the letter coming from Tara instead of MSR, especially if it helps get it out faster, thanks for suggesting that to Jeanne.

Cheers, Liam

From: Edmondson, Marijke MAH:EX
Sent: Monday, April 16, 2018 11:33 AM
To: Edwards, Liam MAH:EX; Van Ommen, David MAH:EX
Cc: Marotz, Nicola MAH:EX; Bedford, Brian MAH:EX
Subject: RE: delay of dissolution

Darlene called with some questions about the mechanics of the conversion, and took me by surprise when she indicated that they were still in the dark. Unfortunately the Minister's reply has been sitting with Jeanne for almost a week and has not yet been through the DMO or to the MO.

I assured Darlene that we would not proceed in April, and that we were looking late May so as to align with the City timeline for awarding the contract (she also noted that the City hasn't revealed what was in the bids). I already had drafting the written confirmation Toby describes for the Board Chair on today's to-do list, and think that it is important to provide this before the agenda packages go out.

Thoughts on whether this should be rolled into a direct reply from Tara, or follow under separate signature from me (or Liam)?

Cheers, M.

Marijke Edmondson | Director, Governance Structures
Governance and Structure Branch | Ministry of Municipal Affairs and Housing
Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email: marijke.edmondson@gov.bc.ca

From: Edwards, Liam MAH:EX
Sent: Saturday, April 7, 2018 5:42 PM
To: Edmondson, Marijke MAH:EX; Van Ommen, David MAH:EX
Cc: Marotz, Nicola MAH:EX; Bedford, Brian MAH:EX
Subject: Fwd: delay of dissolution

Hi Marijke and David,

Please see Toby's email below. Let me if you'd prefer to respond directly or if you'd rather me respond.

Thanks. Liam

Sent from my iPhone

Begin forwarded message:

From: Toby Pike <tpike@sekid.ca>
Date: April 7, 2018 at 12:44:33 PM PDT
To: Richard King <richardking790@gmail.com>
Cc: Darlene McKnight <darlene@sekid.ca>, "Edwards, Liam CSCD-EX" <Liam.Edwards@gov.bc.ca>, Alan Newcombe <ANewcombe@kelowna.ca>
Subject: delay of dissolution

Hi Richard,

Further to my conversation with the city's Alan Newcombe last Thursday I spoke with the province's Liam Edwards yesterday afternoon. As I mentioned earlier, Alan Newcombe says he supports delaying dissolution until after the project bid is secured, which he anticipates could be anywhere from mid-April to late May. He understands and supports SEKID's concern that dissolution not happen until after the district holds a public meeting alongside the city to provide the public with information about the project and the transition of services.

Liam Edwards indicated the ministry also supports delaying dissolution and it should not be difficult to defer until after the public meeting, now that the paperwork is in place. He will be confirming this with his counterparts in the governance and structure department in the near future. He also indicated a response to SEKID's March 21st letter to the minister had already been posted and should be received shortly.

I told Liam once he receives confirmation about delaying dissolution, SEKID would like written confirmation about this understanding.

Regards,

Toby Pike

tpike@sekid.ca or tpike@bmid.ca

p: 250.765.5169

c: 250.258.4010

Page 082 of 155 to/à Page 084 of 155

Withheld pursuant to/removed as

s.13 ; s.14

From: [Edmondson, Marijke MAH:EX](#)
To: [Illingworth, Jeanne MAH:EX](#)
Cc: [Edwards, Liam MAH:EX](#); [Marotz, Nicola MAH:EX](#); [Faganello, Tara MAH:EX](#); [Nicholls, Barrie MAH:EX](#); [Van Ommen, David MAH:EX](#)
Subject: Re: 235060 King - SEKID dissolution date...
Date: April 16, 2018 7:40:16 PM

Thank you Jeanne and team.

Marijke Edmondson, Director, Governance Structures
Governance and Structure Branch
Ministry of Municipal Affairs and Housing

On Apr 16, 2018, at 4:48 PM, Illingworth, Jeanne MAH:EX <Jeanne.Illingworth@gov.bc.ca> wrote:

FYI – the email was sent out this afternoon, and a copy of the sent email is in CLIFF.

Regards,

Jeanne Illingworth

Manager || Correspondence Services
Deputy Minister's Office
Ministry of Municipal Affairs and Housing
 778 698-3572

From: Edmondson, Marijke MAH:EX
Sent: Monday, April 16, 2018 11:24 AM
To: Illingworth, Jeanne MAH:EX
Cc: Edwards, Liam MAH:EX; Marotz, Nicola MAH:EX; Faganello, Tara MAH:EX; Nicholls, Barrie MAH:EX; Van Ommen, David MAH:EX
Subject: 235060 King - SEKID dissolution date...
Importance: High

Hi Jeanne,

I've just had a call from the South East Kelowna Irrigation District, which has a Board meeting coming up on Thursday. They are highly sensitive about the timing of conversion to a city service (the essence of their letter) and the manner in which the Ministry and the City communicate with them (they feel like they have been kept in the dark). Is it possible to get this letter finalized and sent today so that it can be included in the meeting package that will be distributed tomorrow?

If routing through DMO and MO would be problematic before end of day, they would not be upset if we reconfigured as a reply from Tara on Minister's behalf.

Thanks, M.

Marijke Edmondson | Director, Governance Structures
Governance and Structure Branch | Ministry of Municipal Affairs and Housing
Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email: marijke.edmondson@gov.bc.ca

From: [Van Ommen, David MAH:EX](#)
To: "Darlene McKnight"
Subject: RE: Questions and resources on practical transition process
Date: April 16, 2018 3:50:00 PM

Hi Darlene,

Thank you for the update. Marijke has so many pieces out there and is trying to make sure everyone is on the same page and talking to each other.

Cheers,

David

From: Darlene McKnight [mailto:darlene@sekid.ca]
Sent: Monday, April 16, 2018 3:44 PM
To: Van Ommen, David MAH:EX
Subject: RE: Questions and resources on practical transition process

Thanks David,

I had contacted the City and Ron Westlake is waiting to connect with Karen and George, I just had a question for Marijke and we had a good chat.

And just so you know, s.22

subject to working

out details to the satisfaction of both parties...

Darlene McKnight
Secretary / Treasurer
South East Kelowna Irrigation District

(ph) 250-861-4200 (fx) 250-861-4213

Cell 250-863-9633

darlene@sekid.ca

Website: www.sekid.ca

From: Van Ommen, David MAH:EX <David.VanOmmen@gov.bc.ca>
Sent: Monday, April 16, 2018 1:43 PM
To: 'Karen Needham' <KNeedham@kelowna.ca>; 'Darlene McKnight' <darlene@sekid.ca>
Subject: Questions and resources on practical transition process

Good afternoon Karen and Darlene,

I hope everyone had a relaxing 'spring' weekend. Should I put quotes around 'relaxing' as well ☺

I have been having some conversations with Karen recently regarding questions she had around the practical transition piece (assets, bylaws, policies, etc), and any resources we may have.

Darlene, I heard through Marijke that you had many similar questions regarding the practical side of the transition from SEKID's perspective.

Unfortunately, the Ministry does not have any official guides or checklists beyond what is in the legislation itself (*Local Government Act*, sections 680-681). However, I recommended that Karen call the City of Revelstoke staff (who recently took on the Big Eddy WWD in 2016) and ask how they were doing. Karen shared that they gave her some good advice on their experience.

I recommend that the two of you connect together and share your questions and thoughts, especially s.22 (great news!).

Some potential areas to think about are:

s.13

If both of you would like, we can arrange a group conference call with some Ministry staff (structure, finance, governance) and have a discussion over potential issues. We don't have all (or maybe any of) the answers, but together we can certainly think through questions.

Please let me know if you're interested in a call, and we can arrange a date that works for everyone.

Thank you,

David Van Ommen | Program Analyst

Governance and Structure | Local Government Division

Ministry of Municipal Affairs and Housing

(T): 778-698-3214 (F): 250-387-7972

From: [Van Ommen, David MAH:EX](#)
To: ["Karen Needham"](#)
Subject: RE: SEKID - legislative requirements
Date: April 13, 2018 12:14:00 PM

Correct, the SOMID Jan 1, 2020 effective dissolution date is not being amended.

Cheers,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]

Sent: Friday, April 13, 2018 12:03 PM

To: Van Ommen, David MAH:EX

Subject: RE: SEKID - legislative requirements

Hi David,

Just to clarify, we still have an effective date for SOMID correct?

K

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]

Sent: Friday, April 13, 2018 11:11 AM

To: Karen Needham <KNeedham@kelowna.ca>

Subject: RE: SEKID - legislative requirements

Hi Karen,

As follow up, the 2006 manual is the most up to date for IDs.

There is also a Trustees Handbook here =

http://www.cscd.gov.bc.ca/lgd/gov_structure/library/trustees_handbook.pdf

It's an old link (from the CSCD website), but still works for now. Once the new government website is finally up, that link probably won't work, but the file will be on the new site.

Cheers,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]

Sent: Friday, April 13, 2018 10:48 AM

To: Van Ommen, David MAH:EX

Subject: FW: SEKID - legislative requirements

Hi David,

I have found an Improvement District Manual online dated Marcy 2006 – is there anything more current?

K

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: Karen Needham

Sent: Tuesday, April 10, 2018 8:11 AM

To: 'Van Ommen, David MAH:EX' <David.VanOmmen@gov.bc.ca>

Subject: SEKID - legislative requirements

Good morning David,

George and I have had the chance to chat with some of our Revelstoke colleagues and it has been very helpful, so thanks again for the suggestion.

I would like however to ensure we have a complete list of all the Provincial conditions and actions required of the City associated with the SEKID dissolution – is this something you can provide?

At this time, we are working on drafting the establishment bylaw for the Local Area.

Many thanks,

Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

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Withheld pursuant to/removed as

s.14

From: [Van Ommen, David MAH:EX](#)
To: ["rirounds@shaw.ca"](mailto:rirounds@shaw.ca)
Cc: [Andres, Lisa MAH:EX](#)
Subject: RE: Rounds CCS - South East Kelowna ID Transfer/Conversion to the City of Kelowna
Date: April 6, 2018 10:41:00 AM

Good morning Rob,

I'm replying on behalf of Lisa regarding SEKID, as the dissolution process and OIC is still ongoing. For the best source of information on how the SEKID situation developed I would contact SEKID staff or the City of Kelowna staff, as some of the details you requested may be considered sensitive. The City of Kelowna requested and received a substantial infrastructure grant through the Clean Water and Wastewater Fund after completing a Value Planning study with SEKID in 2016. To my understanding, the other IDs started the Value Planning process but did not complete it. The grant is a joint provincial/federal grant. I don't think it's a secret that the SEKID system was requiring an upgrade.

The City of Kelowna has long term plans to incorporate all the water systems within their boundaries into the overall City water utility, but naturally a local area service will be required in the immediate term to parcel the water system upgrade debt from the rest of the City.

We appreciate your offer of sharing Ministry Updates at the WSABC workshops. I asked around in the LGD and the response is there are no new relevant updates for those groups.

Thank you, have a great weekend.

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Rob Rounds [<mailto:rirounds@shaw.ca>]
Sent: Sunday, April 1, 2018 4:45 PM
To: Andres, Lisa MAH:EX
Subject: Rounds CCS - South East Kelowna ID Transfer/Conversion to the City of Kelowna
Hi Lisa

I had heard that SEKID was in discussions with the Province, with regards to infrastructure capital grants and possible transfer of service responsibility to the City, but I did not know it was a done deal.

This will obvious have a ripple effect on those ID's remaining in operation inside the City as to who might be next. I would like to get some insight from you on how the discussions with the Province went and what factors drove the process by asking you to answer the following questions:

s.13

I have been told that no-one from the Ministry will be attending the WSABC Workshop in Kelowna or the Coastal water Suppliers Convention in Nanaimo on April 9th.
Are there any "Ministry Updates" I can pass on to the two groups on behalf of the Ministry?
Let me know.

Thanks

Rob Rounds

Rounds CCS

250-914-3488

rirounds@shaw.ca

Rob Rounds

Rounds CCS

250-914-3488

rirounds@shaw.ca

From: Darlene

Sent: Saturday, March 31, 2018 4:52 PM

To: Rob Rounds

Subject: Re: Fw: Rob Rounds (Local Government Consultant) - Meet & Greet Opportunity

Hi Rob,

Of course I remember you well^{s.22} and just remoted in to check on emails. I am not sure if you are aware that the Ministry is working hard to have SEKID dissolved by the end of April, May 15th at the latest of this year.^{s.22} although he has been retained by the

board to help with any issues to the end date of SEKID and to the end of 2018 if the City of Kelowna is open to it. I am not sure if it would be of any benefit at this point to meet. Our Board will be dissolved within the next month.

Regards

Darlene

--- rirounds@shaw.ca wrote:

From: "Rob Rounds" <rirounds@shaw.ca>

To: <info@sekid.ca>

Subject: Fw: Rob Rounds (Local Government Consultant) - Meet & Greet Opportunity

Date: Sat, 31 Mar 2018 15:58:12 -0700

Hello Darlene

I am just following up on an invitation to meet & greet I sent to you on March 21st 2018.

Since sending that note I have confirmed an additional meeting with the Elected Officials and Staff of the Rutland Waterworks District for Wednesday April 11th in the evening.

I would still have time on either Wednesday morning or afternoon at this point to meet anyone at South East Kelowna ID that would be interested.

If not I look forward to meeting with representatives of your ID at the WSABC Workshop later that week.

Thanks

Rob Rounds

Rounds Community Consulting Services

250-914-3488

rirounds@shaw.ca

From: Rob Rounds

Sent: Wednesday, March 21, 2018 2:09 PM

To: info@sekid.ca

Subject: Fw: Rob Rounds (Local Government Consultant) - Meet & Greet Opportunity

Attention: Darlene McKnight

In case you do not know who I am, I am a Local Government Consultant who previous worked
s.22

s.22

A great deal of my time

with the Ministry was spent providing advice and assistance to Improvement Districts and their Associations on matters related to: legislation; governance; structure and service arrangements; administrative practices; infrastructure and funding programs; and cost-recovery tools.

I have attached a brochure that outlines my background and experience, and provides a list of work projects I have undertaken for Improvement Districts and the two Improvement District Associations in the Province over the last few years.

The reason I am contacting is that I am going to be in Kelowna on business from Tuesday April 10th to Friday April 13th. I have a meeting and presentation with one of my Improvement District clients (Black Mountain Irrigation District) on Tuesday April 10th, and then I am staying over to attend and present at the Water Supply Association of BC Spring Convention on Thursday and Friday April 12th and 13th. At this point I have nothing scheduled for Wednesday April 11th so I thought it would be nice to meet with a few other Improvement Districts in the area to find out first hand what issues and concerns they are experiencing. What I am proposing, at no cost or commitment from you, is a meeting with interested staff (and Elected Trustees if interested) to hear about your specific concerns and issues and provide advice and suggestions where I can. What I get out of this is up-to-date information on issues and concerns facing your Improvement District (and likely many others) which I can use to better inform my Improvement District clients, and develop informational or best practice materials for client and/or Association use. What you get is some free advice and suggestions on how you might best tackle some of your issues and concerns.

I am prepared to come to your office for this meeting, and depending on the number of possible discussion items, it could last from 30 minutes to 2 hours.

Please let me know as soon as possible if you are interested in setting up a meeting as I am making the same offer to a number of other Improvement Districts in the area.

Look forward to hearing from you.

Thanks

Rob Rounds

Rounds Community Consulting Services

s.22

From: [Van Ommen, David MAH:EX](#)
To: [Edmondson, Marijke MAH:EX](#)
Subject: DRAFT RE: SEKID dissolution
Date: April 6, 2018 10:13:00 AM

Thoughts on below reply?

s.13

Thank you,
David

From: Karen Needham [mailto:KNeedham@kelowna.ca]
Sent: Wednesday, April 4, 2018 4:54 PM
To: Van Ommen, David MAH:EX
Cc: Edmondson, Marijke MAH:EX; Ron Westlake
Subject: SEKID dissolution

Hi David,

Thanks for the chat earlier and for the additional contacts – it is much appreciated.

I thought I should reach out and advise that in a meeting today, it was very clear that the timing related to awarding a contract is not quite aligning with our discussion on the OIC timing. The project team has until the end of May to actually award a contract, and they anticipate it may take until then to finalize all the details.

I understand the April/May dates for Cabinet are quite locked in – is there an opportunity to arrange a June date?

Looking forward to chatting further,
Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna
250-469-8657 | kneedham@kelowna.ca
Connect with the City | kelowna.ca

From: [Karen Needham](#)
To: [Van Ommen, David MAH:EX](#)
Cc: [Edmondson, Marijke MAH:EX](#); [Ron Westlake](#)
Subject: SEKID dissolution
Date: April 4, 2018 4:55:16 PM

Hi David,

Thanks for the chat earlier and for the additional contacts – it is much appreciated.

I thought I should reach out and advise that in a meeting today, it was very clear that the timing related to awarding a contract is not quite aligning with our discussion on the OIC timing. The project team has until the end of May to actually award a contract, and they anticipate it may take until then to finalize all the details.

I understand the April/May dates for Cabinet are quite locked in – is there an opportunity to arrange a June date?

Looking forward to chatting further,

Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: [Van Ommen, David MAH:EX](#)
To: ["Karen Needham"](#)
Cc: [Andres, Lisa MAH:EX](#)
Subject: Ministry finance contact for SEKID/Kelowna
Date: April 4, 2018 11:25:00 AM

Hi Karen,
The Ministry Finance Officer for the City of Kelowna is:
Lisa Andres
Finance Officer, Local Government Division
Phone: 778 698-3249
Email: Lisa.Andres@gov.bc.ca
She can offer better advice on financial matters.
Cheers,
David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: [Edwards, Liam MAH:EX](#)
To: [Marotz, Nicola MAH:EX](#)
Cc: [Edmondson, Marijke MAH:EX](#); [Van Ommen, David MAH:EX](#); [Williams, Lesya MAH:EX](#)
Subject: Re: *ALERT: Incoming Assignment - eApprovals item 5831
Date: March 26, 2018 9:43:02 AM

Well that's that then ;) next week it is.

Thanks, Liam

Sent from my iPhone

On Mar 26, 2018, at 9:07 AM, Marotz, Nicola MAH:EX <Nicola.Marotz@gov.bc.ca> wrote:

Well, just realized that ^{s.22} so I think everything will wait until next week in that case....

Thanks to you both, Marijke and Liam. So it sounds like this one can wait ^{s.22}
^{s.22} for a follow up meeting of Liam, Marijke and David. In terms of the e-apps reply to the SEKID Chair's letter, David, perhaps you can spend a bit of time this week framing a response (particularly on the dissolution process/dates side of things) but it strikes me that we probably can't finalize the response until Liam has a clearer idea of timing/feasibility on the extra money needed (as that will help us know whether the response needs to send signals of projected timing and what those might be. Cheers
Nicola

From: Edwards, Liam MAH:EX
Sent: Monday, March 26, 2018 2:46 AM
To: Edmondson, Marijke MAH:EX
Cc: Van Ommen, David MAH:EX; Marotz, Nicola MAH:EX; Williams, Lesya MAH:EX
Subject: Re: *ALERT: Incoming Assignment - eApprovals item 5831

Hi Marijke, I thought I did kick the response over to you and David as I wouldn't know how to respond :)

I do want/need to see the response though because as you well know it's a bit of a moving target.

To your point about "locking in the OIC date" I think it's best to ^{s.22}
^{s.22} to discuss further. For now though, if pressed by Toby we might need to give him the "un-official" nod that their preferred timing can work (pending everything else falls into place). SEKID is not aware of the new cost increase as it is still confidential due to the bid process. The new costs likely introduce an element of resistance by SEKID.

^{s.13}

I'll set up a meeting with you and the team for when you're back to provide a status update and discuss options.

Thanks!

Sent from my iPhone

On Mar 25, 2018, at 8:59 PM, Edmondson, Marijke MAH:EX

<Marijke.Edmondson@gov.bc.ca> wrote:

Hi Liam,

I'm surprised that you didn't just kick this response to David and I, but if you want to hold the pen, feel free. We can accommodate SEKID's request (we've received a tagged order and it has an effective date of May 15, 2018). If SEKID and the City are on the same page, the delayed effective date gives us some flexibility to proceed to Cabinet on either April 25 or May 9.

David's decision package is with me in e-Apps. Thinking that May 9 would give the City and SEKID a bit of space to sort the situation out after our discussion with Sean and Brian last week,^{s.22}

s.22 to review it. If you see advantage to locking-in the OIC on April 25, then I should review it so you can approve as A/ADM by March 30 (someone should text my personal phone and can pop online in the afternoon).

I believe David is in the office Monday-Thursday, and I've sent the e-Apps item to him. For those of you baffled by this email, this has come in from the SEKID chair:

On behalf of the Board of Trustees of the South East Kelowna Irrigation District I am writing to formally request the ministry insure the Order in Council to dissolve SEKID be delayed until after April 26, 2018.

The reason for this request is to allow a public meeting of SEKID rate payers to be held prior to dissolution. As trustees of the district we have committed to holding this meeting to inform the public about the dissolution of SEKID, provide information on the assumption of domestic and agricultural water services by the City of Kelowna and to answer questions about the cost and construction impact of the water quality improvement project on the community.

It is our understanding April 26th will allow sufficient time for the city to deal with project cost issues and participate jointly with the SEKID board and staff at the public meeting.

Cheers, M.

Marijke Edmondson | Director, Governance Structures
Governance and Structure Branch | Ministry of Municipal Affairs and Housing
Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email:
marijke.edmondson@gov.bc.ca

From: CSCD eApprovals [<mailto:DoNotReply@SP2010.gov.bc.ca>]

Sent: Friday, March 23, 2018 5:11 PM

To: Edmondson, Marijke MAH:EX

Subject: *ALERT: Incoming Assignment - eApprovals item 5831

You have been sent an eApprovals Item by Edwards, Liam MAH:EX.

Cliff Number: 235060

Other Number:

TRIM Number:

Topic: Early dissolution of the South East Kelowna Irrigation District

Date Final Due: 4/16/2018 12:00:00 AM

Last Action: Item Approved

Comments:

Hi Marijke, wondering if you could have a crack at this first? SEKID is asking for assurance of dissolution timing/date. thanks, Liam

eApprovals Link:

s.15

Super User Link:

s.15

Cliff Link:

From: [Edmondson, Marijke MAH:EX](#)
To: [Edwards, Liam MAH:EX](#)
Cc: [Van Ommen, David MAH:EX](#); [Marotz, Nicola MAH:EX](#); [Williams, Lesya MAH:EX](#)
Subject: SEKID conversion OIC - correspondence with SEKID Board (235060)
Date: March 25, 2018 5:03:42 PM

Hi Liam,

We can accommodate SEKID's request (we've received a tagged order and it has an effective date of May 15, 2018). If SEKID and the City are on the same page, the delayed effective date gives us some flexibility to proceed to Cabinet on either April 25 or May 9.

David's decision package is with me in e-Apps, and s.22

Thinking that May 9 would give the City and SEKID a bit of space to sort the situation out after our discussion with Sean and Brian last week, I was going to wait s.22 to review it. If you see advantage to locking-in the OIC on April 25, then I should review it so you can approve as A/ADM by March 30 s.22

For those of you baffled by this email, this has come in from the SEKID chair:

On behalf of the Board of Trustees of the South East Kelowna Irrigation District I am writing to

formally request the ministry insure the Order in Council to dissolve SEKID be delayed until after April 26, 2018.

The reason for this request is to allow a public meeting of SEKID rate payers to be held prior to

dissolution. As trustees of the district we have committed to holding this meeting to inform the

public about the dissolution of SEKID, provide information on the assumption of domestic and

agricultural water services by the City of Kelowna and to answer questions about the cost and

construction impact of the water quality improvement project on the community.

It is our understanding April 26th will allow sufficient time for the city to deal with project cost

issues and participate jointly with the SEKID board and staff at the public meeting.

Feel free to retrieve the e-Apps item from me if you, Leysa, or Barrie wanted to a reply s.22

s.22 ; otherwise David can draft something on April 3 (thank you for your request, we will aim to accommodate that date, communication with the ratepayers important, thank you for collaborating in this important project).

Cheers, M.

Marijke Edmondson | Director, Governance Structures
Governance and Structure Branch | Ministry of Municipal Affairs and Housing
Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email: marijke.edmondson@gov.bc.ca

From: CSCD eApprovals [<mailto:DoNotReply@SP2010.gov.bc.ca>]

Sent: Friday, March 23, 2018 5:11 PM

To: Edmondson, Marijke MAH:EX

Subject: *ALERT: Incoming Assignment - eApprovals item 5831

You have been sent an eApprovals Item by Edwards, Liam MAH:EX.

Cliff Number: 235060

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Topic: Early dissolution of the South East Kelowna Irrigation District

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Comments:

Hi Marijke, wondering if you could have a crack at this first? SEKID is asking for assurance of dissolution timing/date. thanks, Liam

eApprovals Link:

s.15

Super User Link:

s.15

Cliff Link:

From: [Van Ommen, David MAH:EX](#)
To: [Edwards, Liam MAH:EX](#); [Edmondson, Marijke MAH:EX](#)
Subject: RE: Tranission Agreement
Date: March 13, 2018 12:55:00 PM

First thought:

Technically the dissolution date of 2020 forwarded by the parties is a request to the Province. The Province is choosing/imposing an earlier date in order to secure the funding before those deadlines/opportunities pass.

s.13; s.16

From: Edwards, Liam MAH:EX
Sent: Tuesday, March 13, 2018 12:50 PM
To: Van Ommen, David MAH:EX; Edmondson, Marijke MAH:EX
Subject: FW: Tranission Agreement
Hi David and Marijke, any input you can provide would be helpful – thanks, Liam

From: Darlene McKnight [<mailto:darlene@sekid.ca>]
Sent: Tuesday, March 13, 2018 12:05 PM
To: Edwards, Liam MAH:EX
Subject: Tranission Agreement

Liam,

s.16

Darlene McKnight
Secretary / Treasurer
South East Kelowna Irrigation District
(ph) 250-861-4200 (fx) 250-861-4213
Cell 250-863-9633
darlene@sekid.ca
Website: www.sekid.ca

From: [Edwards, Liam MAH:EX](#)
To: [Van Ommen, David MAH:EX](#)
Cc: [Edmondson, Marijke MAH:EX](#)
Subject: RE: FYI: Darlene from SEKID trying to contact you re. four conditions and proof of written agreement
Date: March 13, 2018 12:39:10 PM

Thanks for the summary David,

I spoke with her just before noon. She was grateful for the information you provided but wanted to understand how we arrived at the position of moving forward with the OIC regardless of their “new” resolution.

s.13

you both a follow up email she sent me which I wouldn’t mind your input on. Thanks, Liam

From: Van Ommen, David MAH:EX
Sent: Tuesday, March 13, 2018 12:06 PM
To: Edwards, Liam MAH:EX
Cc: Edmondson, Marijke MAH:EX
Subject: FYI: Darlene from SEKID trying to contact you re. four conditions and proof of written agreement

Good morning Liam,

Darlene McKnight from SEKID is trying to contact you to get some assurances about the Board’s four points/conditions. I spoke with her on the phone this morning.

She also implied that Tobys.22

s.22 . She saics.22 to assure that staff and agricultural clients are taken care of by the City.

I shared Karen Needham’s contact info with Darlene, and hopefully they can chat about SEKID’s conditions.

She was also anxious/disturbed that the OIC is happening “without permission” since there is no written agreement from her point of view (as the signed transfer agreement has 2019 for dissolution).

That’s what she wants to discuss. She sounds very dedicated, trying to make sure that no one gets the short end.

Thank you,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Van Ommen, David MAH:EX
To: "Karen Needham"
Cc: Ron Westlake; George King; Edmondson, Marijke MAH:EX
Subject: RE: Issue with MO 71/2016 - need some confirmation
Date: March 13, 2018 11:22:00 AM
Attachments: image002.png

Good morning Karen,
Thank you for the confirmation email. We have closed the request for the Minister's Order.
Thank you,
David

From: Karen Needham [mailto:KNeedham@kelowna.ca]
Sent: Friday, March 9, 2018 3:19 PM
To: Van Ommen, David MAH:EX
Cc: Ron Westlake; George King; Edmondson, Marijke MAH:EX
Subject: RE: Issue with MO 71/2016 - need some confirmation
Importance: High

Hi David,
Further to our conversation this morning, this is to confirm that the City of Kelowna is comfortable excluding the cemetery property from the (SEKID) local area service as discussed.
We appreciate your efforts in moving the SEKID dissolution process forward so quickly, and trust that this will assist in those efforts.
Regards,
Karen
Karen Needham, MPA, BA
Deputy City Clerk | City of Kelowna
250-469-8657 | kneedham@kelowna.ca
Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [mailto:David.VanOmmen@gov.bc.ca]
Sent: Tuesday, March 06, 2018 11:37 AM
To: Karen Needham <kneedham@kelowna.ca>
Cc: Ron Westlake <rwestlake@kelowna.ca>; George King <gking@kelowna.ca>
Subject: RE: Issue with MO 71/2016 - need some confirmation

Hi Karen,
Thank you for the update, I will start to work on a draft Minister's Order in case it is needed.
Please note, I indicated a Minister's Order can happen faster than an OIC, but I cannot guarantee it will not affect timelines. While we are working together to achieve those timelines, it is still ultimately a Minister's decision.

S.13; S.14

I thank you,
David

From: Karen Needham [mailto:KNeedham@kelowna.ca]
Sent: Tuesday, March 6, 2018 11:18 AM
To: Van Ommen, David MAH:EX
Cc: Ron Westlake; George King
Subject: RE: Issue with MO 71/2016 - need some confirmation
Importance: High

Hi David,
Thank you for your email and outline of the issue with the OIC for the dissolution of SEKID.
On the question you have asked below related to the cemetery property, the City will want the property to be included in the establishment of the local area service. We will exclude any properties in the LAS from taxes as required through the cost recovery process, but feel it is important to encompass the entirety of the area in its establishment. We trust that, as you have indicated below, the Minister's Order can be completed quickly without affecting timelines.
Toby will have to provide you with the information related to past collections, however, we would like to know if further legislation is required to validate the illegal boundary extension, will substantially affect the Ministry's proposed timeline of May 15th?
We appreciate being kept in the loop on the process and how it is moving along.
Regards,
Karen
Karen Needham, MPA, BA
Deputy City Clerk | City of Kelowna
250-469-8657 | kneedham@kelowna.ca
Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [mailto:David.VanOmmen@gov.bc.ca]
Sent: Tuesday, March 06, 2018 10:00 AM
To: Toby Pike <tpike@sekid.ca>
Cc: Karen Needham <kneedham@kelowna.ca>
Subject: Issue with MO 71/2016 - need some confirmation
Importance: High

Good morning Toby and Karen,
I tried calling Toby this morning, but I could not leave a message on your machine. Please call me back or email as soon as possible for an update on this issue. I cannot advance the SEKID dissolution OIC without an answer.

S.13

So, Toby, please have SEKID confirm that no taxes have been collected from the cemetery property added in 2016 through MO 71/2016.

Once the main issue above is confirmed, Karen and Toby please confirm:

1. Does the City of Kelowna/SEKID want the property to be included in the local area service being established? IF SO, a new Minister's Order would be required FIRST before the SEKID dissolution would happen. [A Minister's Order can happen faster because it does not need to go to Cabinet].
2. OR, does the City of Kelowna prefer to not include the property into the local area service, as it cannot be taxed anyway. IF SO, nothing has to be done, and we can move forward with the OIC.

Thank you very much,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Toby Pike [mailto:tpike@sekid.ca]

Sent: Friday, March 2, 2018 1:12 PM
To: Edwards, Liam MAH:EX
Cc: Edmondson, Marijke MAH:EX; Bedford, Brian MAH:EX; Van Ommen, David MAH:EX; Grant, Sean MAH:EX
Subject: RE: Timeline
Thanks Liam,
Let me know if there are any updates.



From: Edwards, Liam MAH:EX [mailto:Liam.Edwards@gov.bc.ca]

Sent: Friday, March 02, 2018 12:36 PM
To: 'Toby Pike'
Cc: Edmondson, Marijke MAH:EX; Bedford, Brian MAH:EX; Van Ommen, David MAH:EX; Grant, Sean MAH:EX
Subject: RE: Timeline

Hi Toby,
I've copied Marijke and few other folks just to make sure folks over here are kept in the loop...also so they can correct me if I've misrepresented anything. The short answer is that Marijke believes we likely achieve a dissolution date on or before May 15th.
Marijke and David have been working to get everything sorted out so this can be submitted to Cabinet as soon as possible for consideration to go forward as a request for an Order in Council.
First our Minister must approve it to go forward – we don't see any challenges there.
Then it will be submitted to Cabinet. Working with limited opportunities to submit OIC requests we are aiming for late April which, all going as planned, should provide sufficient time to report back with a decision.
We will have greater clarity once it's in the hopper, but I believe it's safe to say the Board can plan on NOT having their AGM.

M



Let us know if you have any questions/concerns.
Cheers, Liam

From: Toby Pike [<mailto:toby.pike@sekid.ca>]
Sent: Friday, March 2, 2018 9:10 AM
To: Edwards, Liam MAH:EX
Subject: RE: Timeline
That's great Liam, thanks.



From: Edwards, Liam MAH:EX [<mailto:Liam.Edwards@gov.bc.ca>]
Sent: Friday, March 02, 2018 9:08 AM
To: 'Toby Pike'
Subject: RE: Timeline
Hi Toby, yes it was good to catch up...I've got a request for info to Marijke and will aim to get a response to you before 2pm.
Cheers, Liam

From: Toby Pike [<mailto:toby.pike@sekid.ca>]
Sent: Friday, March 2, 2018 8:59 AM
To: Edwards, Liam MAH:EX
Subject: Timeline
Hi Liam,

Nice talking to you yesterday. Let me know what you hear from Marijke. The Chair is coming in at 2:00 this afternoon and it would be great to have an answer by then.
Regards,



Virus-free: www.avg.com

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Withheld pursuant to/removed as

s.14

From: Edwards, Liam MAH:EX
To: Edmondson, Mark MAH:EX; Van Ormon, David MAH:EX; Bodford, Brian MAH:EX; Andres, Lisa MAH:EX; Martin, Madeline MAH:EX
Cc: Williams, Lisa MAH:EX
Subject: RE: SEKID Public Meeting and general timeline for dissolution
Date: March 9, 2018 3:18:54 PM
Attachments: [mms000001.png](#)

Hi All, just keeping you in the loop, no action required but some good info below.

Cheers, Liam

From: Toby Pike [mailto:tpike@sekid.ca]
Sent: Friday, March 9, 2018 2:49 PM
To: 'Ron Westlake';
Cc: 'Ron Mattiussi'; 'Alan Newcombe'; 'James Sexton'; 'Patrick Aylard'; 'Carla Weaden'; Edwards, Liam MAH:EX; 'Fresh Outlook Foundation'; 'Richard King'
Subject: RE: SEKID Public Meeting and general timeline for dissolution
Thanks Ron,

I appreciate you following up with that clarification. I had March 30th as the date you anticipated Alan Newcombe would be ready to award and George and James would have the financing requirements and rates calculated. We would then have the information we need for the cost appropriation discussion, as per the trustee's requirements. That timing works nicely with the April 12th public meeting schedule and the overall timing for both the mayor's request for a spring dissolution and the trustees wanting to avoid holding the AGM and election.

Did you want to propose an alternate timeline? I suggest we do our best and commit to the schedule as presented and shoot for either April 12th or 19th for the public meeting.

Regards,



Toby Pike
South East Kelowna Irrigation District
p: 250.861.4200
c: 250.258.4010
www.sekid.ca



From: Ron Westlake [mailto:rwestlake@kelowna.ca]
Sent: Friday, March 09, 2018 2:22 PM
To: Toby Pike
Cc: Ron Mattiussi; Alan Newcombe; James Sexton; Patrick Aylard; Carla Weaden; Edwards, Liam CSCD:EX; Fresh Outlook Foundation; Richard King
Subject: Re: SEKID Public Meeting and general timeline for dissolution
Toby,

I don't recall saying that. I said that we'd do our best but we will be ready when we're ready. It's simple as that.

Ron Westlake, P.Eng.
Senior Engineer - Infrastructure | City of Kelowna
250-469-8722 | rwestlake@kelowna.ca

Sent from my iPad

On Mar 9, 2018, at 2:15 PM, Toby Pike <tpike@sekid.ca> wrote:

Hi everyone,

A note to let you know that I talked to Ron Westlake on Wednesday and he indicated that we should have all the information we need for a joint SEKID/City of Kelowna public meeting by the end of March and that the April 12th date currently booked at the East Kelowna Hall should work. This would include getting the information indicated on my earlier memo to our communications consultant about rates, services, numbers to call and construction details (attached).

We have checked with the hall and the 19th is currently available, if needed. Given the uncertainty about the dissolution date, the preferred date remains April 12th. The Chair is firm the open house must not proceed after dissolution, as SEKID will no longer exist, and dissolution must happen before May 3rd to avoid the district being required to hold the Annual General Meeting and election. Liam Edwards is aware of these dates and has advised SEKID to not plan for the AGM or election.

I assume some of the other details needed for the public meeting such as where to get information about construction schedules and road closures, etc. will be developed by the communications staff at city hall, as will agricultural service questions and so on. I

realize there will be some time needed to finalize and produce display boards and presentations but, assuming everything except the rate information for the project can be determined by city staff now, there should be plenty of time to prepare for the 12th. SEKID's communications consultant, Joann de Vries, has already met with the communications staff at city hall.

We don't have a firm date for dissolution, but provincial staff have indicated they have all the information they need to prepare the required Order in Council. Liam Edwards indicates the OIC will be no later than May 15th and, again, SEKID should ~~not~~ plan to move forward with the AGM, scheduled for May 17th or the trustee election, which is scheduled for June 7th (two weeks advance notice must be given to landowners of the AGM, which is why May 3rd is the deadline date referenced above).

My guess at this point is the OIC to dissolve SEKID will come down anytime between April 15th and May 3rd. Staff in the Governance and Structure of Municipal Affairs and Liam Edwards at Infrastructure and Finance will keep us up to date. I have copied this message widely to make sure everyone realizes the timeline and takes appropriate action to prepare.

Have a great weekend.

Toby Pike
South East Kelowna Irrigation District
p: 250.861.4200
c: 250.258.4010
www.sekid.ca

<2018 Open house main points.docx>



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M



From: [Van Ommen, David MAH:EX](#)
To: ["Karen Needham"](#)
Cc: ["Ron Westlake"](#)
Subject: RE: SOMID Order in Council
Date: March 7, 2018 12:03:00 PM

Thank you for the confirmation, Karen.

The SOMID and SEKID OICs will be separate pieces of legislation, but will going to Minister and Cabinet as a package, so yes SOMID is conditional on SEKID going forward.

Cheers,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]
Sent: Wednesday, March 7, 2018 12:01 PM
To: Van Ommen, David MAH:EX
Cc: Ron Westlake
Subject: Re: SOMID Order in Council

Hi David,

The responses below in red reflect our phone discussion, however, as we have noted in previous conversations, the SOMID OIC/dissolution is dependent on SEKID.

I understand you are in the drafting stages in order to prepare the documents for approval, and that the Ministry will ensure the City has all the details before any presentation to the Minister/Cabinet for legislative actions are taken.

Many thanks,

Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Wednesday, March 07, 2018 10:41 AM
To: Karen Needham <KNeedham@kelowna.ca>
Subject: RE: Big Eddy Waterworks dissolution OIC

Good morning Karen,

Before I send confirmation instructions to edit the SOMID OIC, I would like to confirm that:

1. SOMID dissolution date is Jan 1, 2019? No, Jan 1, 2020
2. The City of Kelowna will have a local area service bylaw for the local area service [as required under LGA s.681(2), 31(3)-(7), and CC s.211(2)] in place for Jan 1, 2019, or before that date? by Jan 1, 2020 Yes

Thank you very much,

David

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]
Sent: Friday, March 2, 2018 3:14 PM
To: Van Ommen, David MAH:EX
Subject: RE: Big Eddy Waterworks dissolution OIC

Thanks David, it was a pleasure chatting today – looking forward to next steps, cheers, Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]

Sent: Friday, March 02, 2018 1:13 PM

To: Karen Needham <KNeedham@kelowna.ca>

Subject: Big Eddy Waterworks dissolution OIC

Hi Karen,

Okay, so Big Eddy is not the best example after looking into it closer.

The established local area service did exclude some properties from the original ID boundaries, but:

1) Big Eddy ID was entirely within the City of Revelstoke boundary, and 2) The local area service was already established through the regular process (by petition) before the OIC dissolution.

[Link](#)

However, it does drive the point home. Truly, every situation is and will be different.

Thank you for the conversation today, I feel more comfortable moving forward with the drafting.

Cheers,

David Van Ommen | Program Analyst

Governance and Structure | Local Government Division

Ministry of Municipal Affairs and Housing

(T): 778-698-3214 (F): 250-387-7972

From: [Darlene McKnight](#)
To: [Van Ommen, David MAH:EX](#)
Subject: Cemetery
Date: March 7, 2018 10:51:20 AM
Attachments: 20180307104641898.pdf

Hi David,

This should work for you.

Darlene McKnight
Secretary / Treasurer

South East Kelowna Irrigation District
(ph) 250-861-4200 (fx) 250-861-4213
Cell 250-863-9633
darlene@sekid.ca
Website: www.sekid.ca

-----Original Message-----

From: scanner@sekid.ca <scanner@sekid.ca>
Sent: Wednesday, March 7, 2018 10:47 AM
To: Darlene <darlene@sekid.ca>
Subject: Message from "RNP002673A9619A"

This E-mail was sent from "RNP002673A9619A" (MP C2503).

Scan Date: 03.07.2018 10:46:41 (-0800)
Queries to: scanner@sekid.ca

South East Kelowna Irrigation District www.seki

Box 28064 RPO E Kelowna 3235 Gulley Rd
KELOWNA, BC V1W 4A6
Tel.:(250) 861-4200 Fax: (250) 861-4213



Tax (Folio) No.: 000 81974.000

Date : 07-Mar-18

Name of Registered Owner(s): THE ROMAN CATHOLIC BISHOP OF NELSON

Certificate No.: 8

3665 BENVOLIN ROAD

KELOWNA BC V1W 4M7

Property Address: 4050 CASORSO ROAD V1W4M7

Lot Size: .98

Legal Description: LOT: A

PLAN NUMBER: EPP52974

SECTION: 5

TOWNSHIP: 26

Property ID No. 1. 029-657-351

Tax Information

2017 Tax Levy:	0.00	Penalty:	0.00
-----------------------	------	-----------------	------

Balance As of 07-Mar-2018

Current:	0.00	Arrears:	0.00	Delinquent:	0.00
Total Due:	0.00	Interest:	0.00	Interest:	0.00

Page 115 of 155 to/à Page 119 of 155

Withheld pursuant to/removed as

s.13 ; s.14

From: [Van Ommen, David MAH:EX](#)
To: ["Darlene McKnight"](#)
Subject: RE: Cemetery
Date: March 6, 2018 3:04:00 PM

Thank you Darlene, this is a good start.

Would you mind also sending me a copy of the records indicating that the property has not been taxed?

Cheers,

David

From: Darlene McKnight [<mailto:darlene@sekid.ca>]

Sent: Tuesday, March 6, 2018 2:58 PM

To: Van Ommen, David MAH:EX

Subject: Cemetery

Letter as discussed.

Darlene McKnight

Secretary / Treasurer

South East Kelowna Irrigation District

(ph) 250-861-4200 (fx) 250-861-4213

Cell 250-863-9633

darlene@sekid.ca

Website: www.sekid.ca

From: Darlene McKnight
To: Van Ommen, David MAH:EX
Subject: Cemetery
Date: March 6, 2018 2:58:18 PM
Attachments: Ministry Mar 6 2018.pdf

Letter as discussed.

Darlene McKnight
Secretary / Treasurer
South East Kelowna Irrigation District
(ph) 250-861-4200 (fx) 250-861-4213
Cell 250-863-9633
darlene@sekid.ca
Website: www.sekid.ca



March 6, 2018

South East Kelowna Irrigation District

P.O. Box 28064 RPO East Kelowna
Kelowna, B.C.
V1W 4A6

Office: 3235 Gulley Road
Phone: (250) 861-4200
Fax: (250) 861-4213
Email: info@sekid.ca
Web: www.sekid.ca

Ministry of Community Affairs & Housing
PO Box 9838 Stn Prov Govt
800 Johnson St 4th Floor
Victoria, BC V8W 9T1

email: David.vanommen@gov.bc.ca

Attention: David Vanommen

Dear David,

Re: 4050 Casorso Road – Lot A Plan EPP52974, Cemetary

As per our conversation of today's date this is to confirm that the property located at 4050 Casorso Road, registered to The Roman Catholic Bishop of Nelson, has not been taxed or billed for water to date.

Sincerely,

SOUTH EAST KELOWNA IRRIGATION DISTRICT

D. McKnight

Darlene McKnight
Secretary / Treasurer

From: Van Ommen, David MAH:EX
To: "Toby Pike"
Cc: "Karen Needham"
Subject: RE: UPDATE - Issue with MO 71/2016 - need some confirmation
Date: March 6, 2018 2:55:00 PM
Attachments: jvan0002.png

Hi Toby,

I spoke with the administrators and they got me the info I needed. The Roman Catholic cemetery was never taxed, according to records. They are sending me a copy of the records and a letter stating the cemetery was never taxed. Once I speak again with provincial legal counsel and confirm SEKID's records, we can move forward with a Ministerial Order to legally bring in the cemetery (as per the wishes of the City of Kelowna) before continuing with the dissolution process. I will keep everyone updated as to timelines on both processes.

Thank you,

David

From: Van Ommen, David MAH:EX
Sent: Tuesday, March 6, 2018 10:00 AM
To: "Toby Pike"
Cc: "Karen Needham"
Subject: Issue with MO 71/2016 - need some confirmation
Importance: High

Good morning Toby and Karen,

I tried calling Toby this morning, but I could not leave a message on your machine. Please call me back or email as soon as possible for an update on this issue. I cannot advance the SEKID dissolution OIC without an answer.

s.13; s.14

So, Toby, please have SEKID confirm that no taxes have been collected from the cemetery property added in 2016 through MO 71/2016.

Once the main issue above is confirmed, Karen and Toby please confirm:

- 1) Does the City of Kelowna/SEKID want the property to be included in the local area service being established? If SO, a new Minister's Order would be required FIRST before the SEKID dissolution would happen. (A Minister's Order can happen faster because it does not need to go to Cabinet).
- 2) OR, does the City of Kelowna prefer to not include the property into the local area service, as it cannot be taxed anyway. If SO, nothing has to be done, and we can move forward with the OIC.

Thank you very much,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Toby Pike [mailto:toby@sekid.ca]
Sent: Friday, March 2, 2018 1:12 PM
To: Edwards, Liam MAH:EX
Cc: Edmondson, Marijke MAH:EX; Bedford, Brian MAH:EX; Van Ommen, David MAH:EX; Grant, Sean MAH:EX
Subject: RE: Timeline

Thanks Liam,

Let me know if there are any updates.

Toby Pike
South East Kelowna Irrigation District
p: 250.861.4200
c: 250.258.4010
www.sekid.ca

From: Edwards, Liam MAH:EX [mailto:Liam.Edwards@gov.bc.ca]
Sent: Friday, March 02, 2018 12:36 PM
To: "Toby Pike"
Cc: Edmondson, Marijke MAH:EX; Bedford, Brian MAH:EX; Van Ommen, David MAH:EX; Grant, Sean MAH:EX
Subject: RE: Timeline

Hi Toby,

I've copied Marijke and few other folks just to make sure folks over here are kept in the loop...also so they can correct me if I've misrepresented anything. The short answer is that Marijke believes we likely achieve a dissolution date on or before May 15th.

Marijke and David have been working to get everything sorted out so this can be submitted to Cabinet as soon as possible for consideration to go forward as a request for an Order in Council.

First our Minister must approve it to go forward – we don't see any challenges there.

Then it will be submitted to Cabinet. Working with limited opportunities to submit OIC requests we are aiming for late April which, all going as planned, should provide sufficient time to report back with a decision.

We will have greater clarity once it's in the hopper, but I believe it's safe to say the Board can plan on NOT having their AGM.

Let us know if you have any questions/concerns.

Cheers, Liam

From: Toby Pike [mailto:toby@sekid.ca]
Sent: Friday, March 2, 2018 9:10 AM
To: Edwards, Liam MAH:EX
Subject: RE: Timeline

That's great Liam, thanks.

Toby Pike
South East Kelowna Irrigation District
p: 250.861.4200
c: 250.258.4010
www.sekid.ca

From: Edwards, Liam MAH:EX [mailto:Liam.Edwards@gov.bc.ca]
Sent: Friday, March 02, 2018 9:08 AM
To: "Toby Pike"
Subject: RE: Timeline

Hi Toby, yes it was good to catch up...I've got a request for info to Marijke and will aim to get a response to you before 2pm.

Cheers, Liam

From: Toby Pike [mailto:toby@sekid.ca]
Sent: Friday, March 2, 2018 8:59 AM
To: Edwards, Liam MAH:EX
Subject: Timeline

Hi Liam,

Nice talking to you yesterday. Let me know what you hear from Marijke. The Chair is coming in at 2:00 this afternoon and it would be great to have an answer by then.

Regards,

Toby Pike
South East Kelowna Irrigation District
p: 250.861.4200
c: 250.258.4010
www.sekid.ca

Virus-free. www.avg.com

M



From: Toby Pike
To: Edwards, Liam MAH:EX
Cc: Edmondson, Marijke MAH:EX; Bedford, Brian MAH:EX; Van Ommen, David MAH:EX; Grant, Sean MAH:EX
Subject: RE: Timeline
Date: March 2, 2018 1:12:23 PM
Attachments: Image004.png
Image005.png

Thanks Liam,
Let me know if there are any updates.



From: Edwards, Liam MAH:EX [mailto:Liam.Edwards@gov.bc.ca]
Sent: Friday, March 02, 2018 12:36 PM
To: 'Toby Pike'
Cc: Edmondson, Marijke MAH:EX; Bedford, Brian MAH:EX; Van Ommen, David MAH:EX; Grant, Sean MAH:EX
Subject: RE: Timeline

Hi Toby,
I've copied Marijke and few other folks just to make sure folks over here are kept in the loop....also so they can correct me if I've misrepresented anything. The short answer is that Marijke believes we likely achieve a dissolution date on or before May 15th. Marijke and David have been working to get everything sorted out so this can be submitted to Cabinet as soon as possible for consideration to go forward as a request for an Order in Council. First our Minister must approve it to go forward – we don't see any challenges there. Then it will be submitted to Cabinet. Working with limited opportunities to submit OIC requests we are aiming for late April which, all going as planned, should provide sufficient time to report back with a decision. We will have greater clarity once it's in the hopper, but I believe it's safe to say the Board can plan on NOT having their AGM. Let us know if you have any questions/concerns.
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Cheers, Liam

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Sent: Friday, March 2, 2018 8:59 AM
To: Edwards, Liam MAH:EX
Subject: Timeline
Hi Liam,
Nice talking to you yesterday. Let me know what you hear from Marijke. The Chair is coming in at 2:00 this afternoon and it would be great to have an answer by then.
Regards,



Virus-free: www.avg.com

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M



From: Van Ommen, David MAH:EX
To: Edwards, Liam MAH:EX; Edmondson, Marijke MAH:EX
Cc: Bedford, Brian MAH:EX; Grant, Sean MAH:EX
Subject: RE: SEKID dissolution timing
Date: March 2, 2018 9:26:00 AM

Good morning Liam,

s.13; s.14

s.13; s.14

s.13; s.14

- So, we are in the drafting stages of the OIC.
- The single property outside the City of Kelowna boundaries will not (cannot) be included in the local area service established through the OIC. The City of Kelowna and the property owner can sign an appropriate private agreement. The City has already engaged in this conversation and the property owner is aware of the agreement after SEKID's dissolution, and he wants to continue the service.

Please add as necessary, Marijke.

Thank you,

David

From: Edwards, Liam MAH:EX
Sent: Friday, March 2, 2018 9:08 AM
To: Edmondson, Marijke MAH:EX; Van Ommen, David MAH:EX
Cc: Bedford, Brian MAH:EX; Grant, Sean MAH:EX
Subject: SEKID dissolution timing

Hi Marijke,

Had a good call with Toby Pike yesterday, they are moving forward on all 4 items "required" to complete early dissolution. They are keen to know what date they can identify as the dissolution date.

They are hopeful to identify a date on or before May 17th which is their mandatory AGM date. They are hoping to avoid having to do public notice etc.

They are also hopeful to tell folks at the April 12th open house when the actual date would be. I explained that it may be tough to provide a date at this time, but that I'd check with you...are you able to provide a couple bullets/comments on this before 2pm today – Toby is meeting with his Board Chair and would like to be able to share some new information on this topic.

Thanks, Liam

Liam Edwards

Executive Director

Local Government Infrastructure and Finance

Ministry of Municipal Affairs and Housing
778-698-3230
Liam.Edwards@gov.bc.ca
www.cscd.gov.bc.ca/lgd/

Page 130 of 155 to/à Page 136 of 155

Withheld pursuant to/removed as

s.13 ; s.14

From: [Karen Needham](#)
To: [Edmondson, Marijke MAH:EX](#)
Cc: [Ron Westlake](#); [Van Ommen, David MAH:EX](#)
Subject: RE: City of Kelowna - water systems
Date: February 26, 2018 8:39:54 AM

Thank you for your efforts Marijke, it is much appreciated, Karen

Karen Needham, MPA, BA
Deputy City Clerk | City of Kelowna
250-469-8657 | kneedham@kelowna.ca
Connect with the City | kelowna.ca

-----Original Message-----

From: Edmondson, Marijke MAH:EX [<mailto:Marijke.Edmondson@gov.bc.ca>]
Sent: Wednesday, February 14, 2018 12:40 PM
To: Karen Needham <KNeedham@kelowna.ca>
Cc: Ron Westlake <rwestlake@kelowna.ca>; Van Ommen, David MAH:EX <David.VanOmmen@gov.bc.ca>
Subject: RE: City of Kelowna - water systems

Hi Karen,

David has pulled our records with respect to improvement districts, but we are stumped on any private systems. Perhaps the Office of the Comptroller of Water Rights or Ministry of Health might have once tracked the water licences or safety of those systems? That said, it seems unlikely that records from 40+ years would have been archived and I'm not quite sure why the water audit needs to know who designed, installed, and operated those systems so long ago.

Cheers, M.

Marijke Edmondson | Director, Governance Structures Governance and Structure Branch | Ministry of Municipal Affairs and Housing
Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email: marijke.edmondson@gov.bc.ca

-----Original Message-----

From: Karen Needham [<mailto:KNeedham@kelowna.ca>]
Sent: Wednesday, February 7, 2018 9:09 AM
To: Edmondson, Marijke MAH:EX
Cc: Ron Westlake; Van Ommen, David MAH:EX
Subject: RE: City of Kelowna - water systems

Hi Marijke,

Thank you for your quick response. This is part of the response required for the water audit; the end of the month would be fine.

If you are not able to get us the number of private water systems that existed in the mid-1970s, it would be greatly appreciated if you were able to suggest where we could go to get that.

Cheers,
Karen

Karen Needham, MPA, BA
Deputy City Clerk | City of Kelowna
250-469-8657 | kneedham@kelowna.ca

Connect with the City | kelowna.ca

-----Original Message-----

From: Edmondson, Marijke MAH:EX [<mailto:Marijke.Edmondson@gov.bc.ca>]

Sent: Wednesday, February 07, 2018 8:48 AM

To: Karen Needham <KNeedham@kelowna.ca>

Cc: Ron Westlake <rwestlake@kelowna.ca>; Van Ommen, David MAH:EX <David.VanOmmen@gov.bc.ca>

Subject: Re: City of Kelowna - water systems

Hi Karen,

We would have records if the water systems were improvement districts, but private systems are unlikely to show up on our radar.

How urgently do you need to know if we are able to assist on this question? I'm tied up today and^{s.22}
s.22 o I'd have to talk to a few folks tomorrow or next week.

Thx, M.

Marijke Edmondson | Director, Governance Structures Governance and Structure Branch Ministry of Municipal Affairs and Housing

Office: (778) 698-3227 Mobile: (250) 889-8198

On Feb 7, 2018, at 8:16 AM, Karen Needham <KNeedham@kelowna.ca<<mailto:KNeedham@kelowna.ca>>> wrote:

Good morning Mariyke,

I am reaching out as part of Ron's team to ask a slightly different question related to water utilities.

Would the Province have any records related to the numbers of water systems that the City has taken over historically? We have checked our letters patent, specifically around amalgamation in 1973, however, there is no mention of water systems.

If you are able to connect me to this information, or someone I can reach out to, it would be much appreciated.

Regards,
Karen

Karen Needham, MPA, BA

Deputy City Clerk | City of Kelowna

250-469-8657 | kneedham@kelowna.ca<<mailto:kneedham@kelowna.ca>>

Connect with the City | kelowna.ca<<http://kelowna.ca>>

Page 139 of 155 to/à Page 141 of 155

Withheld pursuant to/removed as

s.13 ; s.14

From: [Van Ommen, David MAH:EX](#)
To: ["Ron Westlake"](#)
Subject: RE: SOMID clarification questions
Date: February 16, 2018 10:07:00 AM

Sounds good, I'll call you then.

From: Ron Westlake [<mailto:rwestlake@kelowna.ca>]
Sent: Friday, February 16, 2018 10:07 AM
To: Van Ommen, David MAH:EX
Subject: RE: SOMID clarification questions
David: how about 2:30 this afternoon?
Ron

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Friday, February 16, 2018 8:50 AM
To: Ron Westlake <rwestlake@kelowna.ca>
Subject: RE: SOMID clarification questions
Good morning Ron,
If you have time today, I would like to chat with you about SOMID. Give me a time when you're available and I'll call you.
Cheers,
David

From: Ron Westlake [<mailto:rwestlake@kelowna.ca>]
Sent: Tuesday, February 6, 2018 3:29 PM
To: Van Ommen, David MAH:EX
Cc: Stephen Fleming; Edwards, Liam MAH:EX
Subject: RE: SOMID clarification questions
David,

1. No we don't have a transition agreement with SOMID. As they don't have any staff, we understood that a Transfer Agreement would be all that's required. However, we don't have it either at this point.
2. Yes, we're still expecting to use a local area service for SOMID. We have been consulting with their agricultural users on their servicing needs over this past month in order to finalize the new infrastructure requirements. With the uncertainty about SEKID (their funding shortfall), we're not prepared to initiate the SOMID LAS. Liam Edwards has told us that if SEKID doesn't get fully separated domestic service through project, that there will be no project. So if that happens then the SOMID integration will also fail because we won't have the senior government grants to pay for the SOMID share of City supply upgrades.

Please note s.13

s.13

s.13

about this.

Ron Westlake P.Eng.
Senior Engineer - Infrastructure | City of Kelowna
250-469-8729 | rwestlake@kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Tuesday, February 06, 2018 3:06 PM
To: Stephen Fleming <sfleming@kelowna.ca>
Cc: Ron Westlake <rwestlake@kelowna.ca>

Call me if you're not clear

Subject: SOMID clarification questions

Good afternoon Stephen and Ron,

I am coming across some questions for the Order in Council drafting instructions if you have some time to spare:

- 1) Does the City have a signed transition agreement from the SOMID Board of Trustees?
[I am aware of the resolutions made by the City council and the SOMID trustees. Not having an agreement yet won't stop the process, but does formalize the process in conjunction with the resolutions.]
- 2) Has the City confirmed if they require a local area service for SOMID?
[There was early talk about establishing a local area service for the 17% portion of costs allocated to SOMID.]

Thank you,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: [Van Ommen, David MAH:EX](#)
To: [Edmondson, Marijke MAH:EX](#); [Edwards, Liam MAH:EX](#)
Subject: Response to: FW: SOMID clarification questions
Date: February 6, 2018 4:42:00 PM

Hi Liam,

Marijke and I just had a quick chat about Ron's answer below, and we believe he may be unclear as to the purpose of the local area service (LAS).

So, we are hoping that Stephen will chime in soon (Stephen may be busy at the moment) and better relate Kelowna's position or we may need to respond and clarify what the LAS does to Ron and explain that the Order in Council can require the creation of the LAS rather than by the City's initiation.

If Stephen doesn't jump in the conversation over the next few days, would you mind prompting him to see what he has to say, Liam?

s.22 which is why I ask.

Thank you,
David

From: Ron Westlake [<mailto:rwestlake@kelowna.ca>]
Sent: Tuesday, February 6, 2018 3:29 PM
To: Van Ommen, David MAH:EX
Cc: Stephen Fleming; Edwards, Liam MAH:EX
Subject: RE: SOMID clarification questions
David,

1. No we don't have a transition agreement with SOMID. As they don't have any staff, we understood that a Transfer Agreement would be all that's required. However, we don't have it either at this point.
2. Yes, we're still expecting to use a local area service for SOMID. We have been consulting with their agricultural users on their servicing needs over this past month in order to finalize the new infrastructure requirements. With the uncertainty about SEKID (their funding shortfall), we're not prepared to initiate the SOMID LAS. Liam Edwards has told us that if SEKID doesn't get fully separated domestic service through project, that there will be no project. So if that happens then the SOMID integration will also fail because we won't have the senior government grants to pay for the SOMID share of City supply upgrades.

Please note^{s.13}

s.13

s.13 Call me if you're not clear about this.

Ron Westlake P.Eng.
Senior Engineer - Infrastructure | City of Kelowna
250-469-8729 | rwestlake@kelowna.ca

From: Van Ommen, David MAH:EX [<mailto:David.VanOmmen@gov.bc.ca>]
Sent: Tuesday, February 06, 2018 3:06 PM
To: Stephen Fleming <sfleming@kelowna.ca>
Cc: Ron Westlake <rwestlake@kelowna.ca>
Subject: SOMID clarification questions

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time to spare:

1) Does the City have a signed transition agreement from the SOMID Board of Trustees?

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[There was early talk about establishing a local area service for the 17% portion of costs allocated to SOMID.]

Thank you,

David Van Ommen | Program Analyst

Governance and Structure | Local Government Division

Ministry of Municipal Affairs and Housing

(T): 778-698-3214 (F): 250-387-7972

From: [Van Ommen, David MAH:EX](#)
To: [Bedford, Brian MAH:EX](#)
Subject: RE: kelwona issue - summary
Date: February 2, 2018 3:51:00 PM

Thank you Brian 😊

From: Bedford, Brian MAH:EX
Sent: Friday, February 2, 2018 3:41 PM
To: Van Ommen, David MAH:EX
Subject: kelwona issue - summary
Hi David,

Excerpt from a Fall 2017 BN:

The City of Kelowna (City) seeks to integrate all water service providers within its boundaries; The City provides water to half the residents. The Kelowna Joint Water Committee (KJWC) was created in 1990 to ensure a collaborative approach to providing water service within City boundaries across the 5 major water providers: the City of Kelowna, Black Mountain Irrigation District (BMID), Rutland Water Works District (Rutland), Glenmore-Ellison Improvement District (GEID) and South-East Kelowna Irrigation District (SEKID). Ministry staff have been involved with the KJWC in a mediation role.

In March 2017 the City was approved for \$43.9 million in funding toward total eligible project costs of \$59.1 million from the Clean Water and Wastewater Fund. This project will connect the SEKID and smaller South Okanagan Mission Irrigation District (SOMID) systems to the City while at the same time make several critical upgrades to all three systems. The project will ensure that both SEKID and SOMID are no longer put on boil water advisories. Once the project is complete, the two improvement districts will be dissolved by Order in Council and the ownership of all assets and provision of service transferred to the City. This is anticipated to occur in 2020.

The City and SEKID have signed a transition agreement in which they agree to implement the transition in the spirit of respect, trust, transparency, and cooperation, meet as required to address matters of mutual concern, and which sets out a path for dispute resolution by senior administrative officers, the Mayor of the City and the Chairman of the Board of the SEKID, and failing these by a jointly appointed mediator.

Excerpts from a recent IN for the Kelowna water file:

KEY FACTS REGARDING THE ISSUE:

On Feb. 27, 2017, Kelowna city council formally received the completed Value Planning Study, calling for a city-wide integrated water system. Completion of the Value Planning Study enabled the municipality to apply for a grant from the federal and provincial Clean Water and Wastewater Fund.

In March 2017, the city was approved for close to \$44 million from the Clean Water and Wastewater Fund to upgrade their systems. :

The water supply plan implemented over time would see drinking water drawn from two main sources: Mission Creek and Okanagan Lake. The plan also identified the need for separation of the drinking and agricultural systems to allow for lower-quality untreated water to be used for agricultural purposes, ultimately reducing costs over time.

Spring flooding delayed some of the work related to the integrated water supply project.

Kelowna has submitted an extension request for the project funding, seeking permission to

allow for the project to go beyond program deadlines. The extension request until December 31, 2019 has received approval from the Province and from Infrastructure Canada.

It was determined in September 2017 that service estimates for the South East Kelowna Irrigation District (SEKID) were underestimated, leaving a greater proportion of integration costs unfunded. Ministry of Municipal Affairs and Housing staff are supporting Kelowna and SEKID in determining an approach forward for the integration project using the approved grant funding, and are again taking up a more active role in facilitating collaboration between the two parties.

Confirmation of the cost increases is contingent upon the project tender process, which is expected to close at the end of February 2018. Ministry staff have been working internally to explore options for a best path forward for the project if there are significant cost increase, including with regard to how the project can be financed by the two parties (Ministry grant programs do not fund cost overruns), and will be actively working with the City and SEKID to refine the options to move forward, together, once costs are confirmed.

Background on the Value Planning Study

In 2016, the City of Kelowna and four area water irrigation districts (the Black Mountain Irrigation District, the Rutland Water Works District, the Glenmore-Ellison Improvement District and the South East Kelowna Irrigation District) worked together toward a single approach for updating the region's water system, with support from facilitators provided by the Province. This step involved participating in a Value Planning Study.

Black Mountain Irrigation District, Rutland Water Works District and Glenmore Ellison District decided to pull out of the value planning (VP) process after determining that they did not need to apply for funding to upgrade their water systems. The three districts maintained that their water systems met necessary Interior Health Authority requirements and they did not need any significant infrastructure funding. The three IDs will continue to move forward with their respective plans on their own.

The City of Kelowna and the South East Kelowna Irrigation District completed the VP process together. The city intends to apply for funding to upgrade their systems.

The VP workshop looked at the majority of previous studies and plans to identify possible solutions that:

- Provided the best, lowest-cost approach.
- Achieved public health standards.
- Included administrative and operational flexibility.
- Maintained the region's important agricultural interests.

With guidance from the Interior Health Authority and the ministries of Community, Sport and Cultural Development (formerly) and Forests, Lands and Natural Resource Operations, the VP workshop identified creative solutions to a complex problem.

The Province supported the VP process through direct participation of the former minister and ministry staff and provided facilitators from Circle Square Solutions (Chris Trumpy and George Abbott) to work with the parties. Strategic Value Solutions Inc, a value planning specialist firm, was hired by the City and Improvement District to undertake the value planning exercise. Mayor Basran is on record saying that water is Kelowna's top concern.

Background on Improvement Districts

Integration or dissolution of an irrigation or improvement district are local matters that need to be addressed at the local level. Dissolution of an irrigation or improvement district can be triggered by events such as:

- incorporation of a municipality that consolidates the local services provided by the regional district and any improvement districts;

- the request of a majority of the property owners with a proposal for an alternative service arrangement;
- the request of the trustees of the improvement district after consultation with the property owners; or
- in rare circumstances, the Province may dissolve an improvement district.

Improvement districts are dissolved in the same manner as they are created: by an order of the Provincial Cabinet.

The City has continued to request that the province require other improvement districts within their boundaries to dissolve immediately and transfer their ownership to the City. The Ministry has a long held policy of encouraging the voluntary dissolution of improvement districts. While the Ministry supports the outcomes of the Value Planning Study and sees full integration as the ultimate objective, the Ministry has not been prepared to establish an arbitrary deadline for integrating all remaining improvement districts operating within the City of and has been encouraging all parties to work collaboratively.

From: [Van Ommen, David MAH:EX](#)
To: [Edmondson, Marijke MAH:EX](#)
Subject: RE: Draft Correspondence for SEKID Board
Date: February 1, 2018 12:17:00 PM

Thank you for the inclusion.

From: Edmondson, Marijke MAH:EX
Sent: Thursday, February 1, 2018 11:51 AM
To: Van Ommen, David MAH:EX
Subject: FW: Draft Correspondence for SEKID Board

Meant to copy you as I mentioned your name...

Marijke Edmondson | Director, Governance Structures
Governance and Structure Branch | Ministry of Municipal Affairs and Housing
Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email: marijke.edmondson@gov.bc.ca

From: Edmondson, Marijke MAH:EX
Sent: Thursday, February 1, 2018 11:43 AM
To: 'Ron Westlake'; Edwards, Liam MAH:EX
Cc: Alan Newcombe; Ron Mattiussi; 'Stephen Fleming'
Subject: RE: Draft Correspondence for SEKID Board

Good morning Rons, et al,

I'm sorry I didn't get back to you a bit earlier – I hope I'm not too late.

I'm thinking there is about a month to reach agreement if we are to secure a Cabinet Order sometime between early April and early May. We will need final confirmation of agreement of both parties that dissolution on the date of the Order is acceptable (Council/Board resolutions) for the Minister a full month before the Cabinet consideration, and general understanding of certain other points another 3-4 weeks before that so we can prepare the order.

Some things to consider:

s.13; s.16

2. In terms of SEKID's consideration of a change to the dissolution date, they might reasonably wish to discuss how the matters that would have been their responsibility over a longer transition period will be dealt with if SEKID is dissolved 20 months earlier than originally contemplated. I've taken a quick skim through the Transition Agreement, and would like to offer the following observations:

- **Term and Transition** – our discussions to date have focused here (see above).
- **Project** – SEKID's responsibilities fall into two categories:
 - furnishing information and access (which will be satisfied by the transfer of assets, documents, and liabilities to the City upon dissolution), and
 - representation of ratepayers (which will not occur unless the City makes provision for an alternative to the SEKID Board to provide input)
- **Financial** – the City would still be bound by the terms (the Agreement outlines how to allocate costs between the Utility and the SEK Local Area).
- **Communications** – there are three types of communications contemplated here:

- inter-agency (which become moot upon dissolution of SEKID),
- private (which must either be expedited or shift from SEKID to the City), and
- public (which would have been the responsibility of the City but influenced by SEKID's knowledge of its ratepayers interests and concerns)
- **Agricultural Irrigation Water System** – there are
 - interim obligations for SEKID (which drop away upon dissolution), and
 - obligations for the City (which are accelerated and could be referenced in the dissolution order)
- **Domestic Water System** – imposes an obligation on the City that is triggered by the transition date (accelerated by an early dissolution date but likely not material)
- **Labour and Employment** – need to consider whether there are actions that need updating in light of an early Transition Date.
- **Administration and Records** – as noted in relation to the Project, the City gets the keys on the dissolution date (if actions – such as a final audit – do not occur in advance of dissolution, the City must complete transactions and meet other legal obligations).

Based on how the conversation with SEKID unfolds, some concrete actions that might ensure the spirit of the Agreement is maintained include:

- establish a Project advisory committee, comprised of the current SEKID trustees, to provide input on matters that would have been referred to the SEKID board under s. 2.3 had the transition date not been accelerated
- establish a date (in Feb/March?) by which the City will cause its Council to consider amending the Water Regulation Bylaw as agreed in s. 5.2
- establish a date by which the City will establish an agricultural advisory board (if it has not already done so) as agreed in s. 5.4

Cheers, M.

Marijke Edmondson | Director, Governance Structures
 Governance and Structure Branch | Ministry of Municipal Affairs and Housing
 Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email: marijke.edmondson@gov.bc.ca

From: Ron Westlake [<mailto:rwestlake@kelowna.ca>]

Sent: Thursday, February 1, 2018 9:32 AM

To: Edwards, Liam MAH:EX

Cc: Alan Newcombe; Ron Mattiussi; Edmondson, Marijke MAH:EX

Subject: RE: Draft Correspondence for SEKID Board

Liam,

Thanks for your suggestions. Our team meets later this morning to review and hopefully agree on this letter going out.

One of the things that the letter doesn't yet include is critical timelines. The D/B proponents are very concerned about delays in their contract award. We can't award without knowing we have a firm commitment from SEKID on the path to resolve their funding shortfall. Ideally, we want to be in a position to award the contract within one month of the submissions.

What does your team need from SEKID and the City to commit to the Order in Council dissolution process?

Ron

From: Edwards, Liam MAH:EX [<mailto:Liam.Edwards@gov.bc.ca>]

Sent: Wednesday, January 31, 2018 12:38 PM

To: Ron Westlake <rwestlake@kelowna.ca>

Cc: Edmondson, Marijke MAH:EX <Marijke.Edmondson@gov.bc.ca>; Ron Mattiussi

<rmattiussi@kelowna.ca>; Alan Newcombe <ANewcombe@kelowna.ca>; Grant, Sean MAH:EX <Sean.Grant@gov.bc.ca>; Faganello, Tara MAH:EX <Tara.Faganello@gov.bc.ca>; Bedford, Brian MAH:EX <Brian.Bedford@gov.bc.ca>

Subject: RE: Draft Correspondence for SEKID Board

Hi Ron,

Thank you for the opportunity to review this letter and provide comment/suggestions.

We have provided several suggestions using track changes, so it might be easier to read as a final version – the number of suggestions/comments is most reflective of us wanting to ensure the process we are suggesting is being put forward correctly, we are in no way trying to over-write your letter.

Please let me know if you have any questions/concerns.

Please copy the Minister, Deputy Minister, ADM and myself.

Thank you again – cheers, Liam

From: Ron Westlake [<mailto:rwestlake@kelowna.ca>]

Sent: Wednesday, January 31, 2018 8:13 AM

To: Edwards, Liam MAH:EX

Cc: Edmondson, Marijke MAH:EX; Ron Mattiussi; Alan Newcombe

Subject: RE: Draft Correspondence for SEKID Board

Liam: Mayor Basran made some changes to the letter. Attached is the latest version.

Ron Westlake P.Eng.

Senior Engineer - Infrastructure | City of Kelowna

250-469-8729 | rwestlake@kelowna.ca

From: Edwards, Liam MAH:EX [<mailto:Liam.Edwards@gov.bc.ca>]

Sent: Tuesday, January 30, 2018 6:30 PM

To: Ron Westlake <rwestlake@kelowna.ca>

Cc: Edmondson, Marijke MAH:EX <Marijke.Edmondson@gov.bc.ca>; Ron Mattiussi

<rmattiussi@kelowna.ca>; Alan Newcombe <ANewcombe@kelowna.ca>

Subject: RE: Draft Correspondence for SEKID Board

Hi Ron, thanks for sharing this, I'll try to get comments to you tomorrow morning – cheers, Liam

From: Ron Westlake [<mailto:rwestlake@kelowna.ca>]

Sent: Tuesday, January 30, 2018 12:22 PM

To: Edwards, Liam MAH:EX

Cc: Edmondson, Marijke MAH:EX; Ron Mattiussi; Alan Newcombe

Subject: Draft Correspondence for SEKID Board

Liam,

Further to our conference call yesterday, we have drafted the attached letter for Mayor Basran's review s.13

s.13

We said that we would let you see it in draft to

allow you to offer any comments or advice.

Please get back to us as early as possible on this.

Ron Westlake P.Eng.

Senior Engineer - Infrastructure | City of Kelowna

250-469-8729 | rwestlake@kelowna.ca

From: [Bedford, Brian MAH:EX](#)
To: [Van Ommen, David MAH:EX](#)
Subject: RE: FYI SEKID Chair meeting with Kelowna Mayor next Monday apparently
Date: January 11, 2018 4:59:19 PM

Thanks David,

Sorry to cut you off. I may try and catch you tomorrow if you are in the office.

Cheers

Brian

From: Van Ommen, David MAH:EX
Sent: Thursday, January 11, 2018 10:52 AM
To: Edwards, Liam MAH:EX; Bedford, Brian MAH:EX
Cc: Andres, Lisa MAH:EX
Subject: FYI SEKID Chair meeting with Kelowna Mayor next Monday apparently
Hi Liam (and Brian),

I was introducing myself to Toby Pike (we discovered a piece of property in SEKID that is not within the City boundaries, so that puts some bumps in the local area service plan, so currently discussing steps to move forward) and in the conversation he was relaying various annoyances and disagreements with the City.

FYI Toby said he and **the SEKID Chair are meeting with the Mayor of Kelowna and the CAO next week Monday**, apparently so SEKID can discuss/relate their grievances.

FYI Toby also said **the contract final bids have been delayed until the end of February**, as all 3 short-listed bidders requested for extensions.

Toby may have told you the same thing, as he said you two talked yesterday.

Cheers,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

From: Ron Westlake
To: Van Ommen, David MAH-EX
Cc: Toby Pike
Subject: RE: SEKID property outside city limits?
Date: January 10, 2018 8:05:50 AM
Attachments: jmw00102.png

David: this afternoon won't work now for me. My calendar has filled in.
Ron

From: Ron Westlake
Sent: Tuesday, January 09, 2018 4:03 PM
To: 'Toby Pike'
Cc: 'Van Ommen, David CSCD-EX'
Subject: RE: SEKID property outside city limits?

Toby: thanks for this response. I think the property is owned by Stephen Fleming and my calendars look open tomorrow between 2:30 and 4pm, most of Friday and Tuesday afternoon next week.
Ron

From: Toby Pike [mailto:toby.pike@sekid.ca]
Sent: Tuesday, January 09, 2018 2:52 PM
To: Ron Westlake <ronwestlake@kelowna.ca>
Cc: 'Van Ommen, David CSCD-EX' <David.VanOmmen@gov.bc.ca>
Subject: RE: SEKID property outside city limits?

Hi Ron and David,

I am in the office most of Wednesday, Friday, Monday and Tuesday at this point. Let me know your preference for a conference call and I will set aside the time. I did not get the attachment referenced in David's original email below and it would be useful to get that ahead of time to have the opportunity to do some research on the property.

Regards,



Toby Pike
South East Kelowna Irrigation District
p: 250.861.4200
c: 250.258.4010
www.sekid.ca



From: Ron Westlake [mailto:ronwestlake@kelowna.ca]
Sent: Monday, January 08, 2018 2:37 PM
To: Toby Pike
Cc: 'Van Ommen, David CSCD-EX'
Subject: FW: SEKID property outside city limits?

Hi Toby,

I received the trailing email from David Van Ommen of the Ministry of Municipal Affairs and Housing before Christmas.

I'd like to arrange a conference call meeting with David's office, the City Clerk and yourself to address this subject property. How is your calendar over the next week or so?

Ron Westlake P.Eng.
Senior Engineer - Infrastructure | City of Kelowna
250-469-8729 | ronwestlake@kelowna.ca

From: Van Ommen, David MAH-EX [mailto:David.VanOmmen@gov.bc.ca]
Sent: Wednesday, December 20, 2017 9:31 AM
To: Ron Westlake <ronwestlake@kelowna.ca>
Subject: SEKID property outside city limits?

Good morning Ron,

As we were looking over the SEKID map and the City of Kelowna boundaries, we noticed one SEKID property that appears to be outside the current city boundaries. I have attached a picture with it circled in red.

Currently the Ministry is moving forward with establishing the SEKID transition local area service through the dissolution OIC, however the service area is limited to within the city boundaries. So, that property may be problematic.

Has the City contacted this property owner regarding the transition? Is there an issue?

Thank you,

David Van Ommen | Program Analyst
Governance and Structure | Local Government Division
Ministry of Municipal Affairs and Housing
(T): 778-698-3214 (F): 250-387-7972

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M



Rioux, Luke MUNI:EX

From: Edmondson, Marijke MUNI:EX
Sent: June 4, 2018 1:58 PM
To: Edwards, Liam MAH:EX; Bedford, Brian MUNI:EX
Subject: FW: Kelowna OIC's, Final

In case either of you need to have copies of the OICs... 275/2018 deals with SOMID (eff. Jan 1, 2020) and 276/2018 deals with SEKID (eff. June 4, 2018).

Cheers, M.

Marijke Edmondson | Director, Governance Structures
Governance and Structure Branch | Ministry of Municipal Affairs and Housing
Direct: 778.698.3227 | Mobile: 250.889.8198 | Fax: 250.387.7972 | Email: marijke.edmondson@gov.bc.ca

From: Carvalho, Christine MAH:EX
Sent: Monday, June 4, 2018 10:13 AM
To: Faganello, Tara MAH:EX; Gedney, Vanessa R MAH:EX; Van Ommen, David MAH:EX; Edmondson, Marijke MAH:EX
Cc: Tang, Lynne MAH:EX
Subject: Kelowna OIC's, Final

Good morning,

Please find attached the final OICs for Kelowna Water Integration for SOMID and SEKID.

Regards,
Christine