



REGIONAL DISTRICT OF CENTRAL KOOTENAY

**BALFOUR WATER SERVICE
COMMUNITY ADVISORY COMMITTEE
DISCUSSION OUTLINE**

Time: 1:00 pm PST
Date: December 4, 2025
Location: Hybrid Model – Zoom & RDCK Boardroom

Join Zoom Meeting

<https://rdck-bc-ca.zoom.us/j/91459008663?pwd=B9KBdjlltueaVdslP7zm466BAx0Ue0.1>

Meeting ID: 914 5900 8663

Passcode: 890520

Dial by your location

833 955 1088 Canada Toll-free

COMMITTEE MEMBERS

Committee Member B. Kinnear

Committee Member B. Gray

Committee Member R. Van Housen

Committee Member D. Lailey

Committee Member K. Hanley

Director C. Graham, Ex-officio

COMMITTEE MEMBERS ABSENT

STAFF

Uli Wolf

Chris Gainham

Alex Divlakovski

GM of Environmental Services

Utility Services Manager

Water Operations Manager

1. WELCOME AND INTRODUCTIONS

2. STAFF REPORTS

2.1 Capital Works

- 280m of 2" iron pipe replaced with 6" C900 PVC along west end of Upper Balfour Road.
- One new service and 6 replaced service lines and curb-stops as part of the Upper Balfour Road water main replacement project.

Future Capital

- Anticipated secondary water source WTP construction and commissioning in 2026.
- West end of highway 3A distribution system replacement and service line replacement.

2.2 Operations and Maintenance Update

- Repaired roof of WTP from fallen tree.
- Replaced generator fan and power supply for one UV unit.
- Annual flushing and valve exercising completed.
- Four new services installed and connected.
- Main header in WTP repaired.
- One distribution system leak identified and repaired on Beach Street.
- EHO and Medical Health Officer support Balfour operating without accredited filtration based on 10 years of data demonstrating good water quality.

3. 2026-2030 DRAFT BALFOUR WATER SERVICE BUDGET

A copy of the 2026-2030 Draft Financial Plan for Service S255 Water Utility – Area E (Balfour) is provided for review.

4. NEXT ASSEMBLY

The next assembly of Balfour Water Services Community Advisory Committee will be scheduled in accordance with Section of 9 (1) of the RDCK Drainage, Water and Wastewater System Community Advisory Committee Bylaw No. 2858.

DRAFT

S255 Water Utility-Area E (Balfour)

2026 to 2030 Financial Plan

SYSTEM INFORMATION AND RATES

	No.	2025	2026	2027	2028	2029	2030
Regional District Owned Non-Revenue Meters	3						
Metered Connected Accounts	270						
Unconnected Accounts	46						
Queens Bay Resort Capital Reserve Fund Contribution	58						
Service Charge Revenue Required % Increase		10.0%	6.0%	5.0%	4.0%	3.0%	2.0%
- 3/4" Meter Base Charge (quarterly)	269	187.76	199.03	208.98	217.34	223.86	228.34
- 1" Meter Base Charge (quarterly)	3	233.09	247.07	259.42	269.80	277.90	283.45
- 1 1/2" Meter Base Charge (quarterly)	1	292.65	310.21	325.72	338.75	348.91	355.89
- 2" Meter Base Charge (quarterly)	3	365.17	387.08	406.43	422.69	435.37	444.08
- First Block Up to 100 cubic meters		1.50	1.59	1.67	1.73	1.78	1.82
- Second Block Over 100 cubic meters		2.24	2.38	2.50	2.60	2.68	2.73
- Not for Profit (2/3 First Block)		1.00	1.06	1.11	1.15	1.19	1.21
M-BAL-METERED CONSUMPTION	262		0.00	0.00	0.00	0.00	0.00
M-BAL-NON-PROFIT METERED CONSUMPTION	2						
Parcel Tax % Increase		5%	8%	8%	8%	6%	4%
Parcel Tax	306	387	418	451	487	517	537

Potential Development Revenue

Sumac Phase I & II

Total Parcels
Total New Accounts Following Building
Potential Consumption Per Lot Per Year (m3)
Total Number of Parcel Taxes Added
Parcel Tax Revenue
Meter Based Charges
Volumetric Charge
Total Parcel Tax & User Fees

Potential Queens Bay Resort Revenue

No of Units (Phase I, II, III)
Total Potential Capital Reserve Fund Contribution Units
Assumed consumption per unit (m3)
Assumed units using water
Potential Capital Reserve Fund Contribution Rate (Half the Parcel Tax)
Capital Infrastructure Charges
Potential Capital Reserve Fund Contribution
Potential Additional Volumetric Charge
Total User Fees
Total cost per resort owner

REVENUE

Account	2022	2023	2024 YTD Actual	Average	2025 Budget	2025 YTD Actual	2025 Est Year End	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
41015 Parcel Taxes	100,386	101,088	112,545	104,673	124,599	118,422	118,422	127,881	138,112	149,160	158,110	164,434
42020 Sale of Services	23,652			23,652	6,578			7,105	7,673	8,287	8,784	9,673
42025 Sale of Services - Specified	93,000	83,073	20,439	65,504	0	41,005	41,005	0	0	0	0	0
42030 User Fees	244,375	217,822	133,001	198,399	374,058	258,869	310,643	329,281	345,745	359,575	370,363	377,770
42030 - Additional Sumac												
42030 - Additional Queens Bay Resort												
42040 Rental Income	5,305	5,411	4,301	5,005	5,630	5,066	5,630	6,444	6,573	6,705	6,839	6,975
43020 Grants		95,469		95,469								
43025 Grants - Specified	88,009			88,009								
43030 Community Works Grant		0		0								
43100 Proceeds from Borrowing		0	0	0	50,000		31,000			250,000		
43505 External Contributions & Contracts - Specified					0	3,642	3,642					
44020 Investment Income & Interest			3,802				7,063	4,552	4,400	(176)	425	1,360
45000 Transfer from Reserves	25,643	0	0	8,548	302,500	0	309,071	125,000	400,000	150,000	100,000	0
45000 - Funding for old capital project accounting issue												
45500 Transfer from Other Service	1,190	1,344	736	1,090	4,948	0	4,948	0	0	0	0	0
45802 Transfer from Community Works												
49100 Prior Year Surplus	43,124	(62,100)	(246,508)	(88,495)	(3,633)	12,304	12,304	(31,608)	0	0	0	0
Revenue	624,683	442,107	24,514	501,854	864,680	439,308	843,728	568,656	902,502	923,551	644,520	560,213

OPERATING EXPENSES

Account	2022	2023	2024 YTD Actual	Average	2025 Budget	2025 YTD Actual	2025 Est Year End	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
51010 Salaries	34,614	33,089	24,195	30,633	34,088	18,882	22,658	31,199	31,917	32,651	33,402	34,170
- leak detection					2,000		0	1,000	1,000			
- CAP support					680		0	697	713	729	746	763
51020 Overtime	684	245	0	310	680		0	697	713	729	746	763
51030 Benefits	6,200	6,762	5,109	6,024	7,370	5,138	6,166	6,588	6,740	6,895	7,053	7,215
- leak detection							0	211	211			
- CAP support					520		0	0	0	0	0	0
51050 Employee Health & Safety	16	0	0	5	340	63	76	77	79	81	83	85
52030 Memberships, Dues & Subscriptions	400	400	400	400	454	400	480	491	502	514	526	538
53020 Admin, Office Supplies & Postage	71	0	0	24	58	36	43	44	45	46	47	48
53030 Communication	1,950	1,720	2,200	1,957	2,212	2,372	2,846	2,912	2,979	3,047	3,117	3,189
53050 Insurance	4,580	4,564	4,266	4,470	4,978	3,493	4,192	4,573	4,678	4,785	4,896	5,008
53080 Licence & Permits	451	576	408	478	628	(330)	(396)	643	657	673	688	704
54030 Contracted Services	28,235	14,078	30,807	24,373	26,304	44,944	53,933	26,909	27,528	28,161	28,809	29,471
- Invasive Plant Management					841		0	0	0	0	0	0
- Intake inspection					0		0	0	0	0	0	0
55010 Repairs & Maintenance	25,478	21,408	8,424	18,437	14,000	14,992	17,990	14,322	14,651	14,988	15,333	15,686
55010 - Sampling Station								0	0	0	0	0
55010 - Valve farm consolidation					5,000		0	5,000	5,115	5,233	5,353	5,476
55020 Operating Supplies	8,097	4,121	3,428	5,215	4,495	1,951	2,341	4,598	4,704	4,812	4,923	5,036
55025 Chemicals	6,359	7,229	5,484	6,357	7,406	7,697	9,236	9,449	9,666	9,888	10,116	10,349
55030 Equipment	39	0	0	13	500	0	0	512	523	535	548	560
55040 Utilities	18,071	17,883	17,136	17,697	22,114	20,133	24,160	27,784	28,423	29,076	29,745	30,429
55060 Rentals	374	0	0	187	424	0	0	0	0	0	0	0
Operating Expenses	135,619	112,681	102,395	116,579	134,238	119,771	143,725	137,008	140,131	142,115	145,384	148,728

CAPITAL EXPENSES

Account	2022	2023	2024 YTD Actual	Average	2025 Budget	2025 YTD Actual	2025 Est Year End	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
60000 CAP1074-100 BAL W-2021-Water Line Replacements		940		940								
60000 CAP1076-100 BAL W-2024-Water Line Replacements (upper Bal PN19)					250,000	17,969	332,571					
60000 CAP1437-100 BAL W - Secondary Water Source			19,495	19,495	90,000			121,250			97,000	
60000 CAP1545-100 BAL W - Intake Repair/Upgrades									388,000	385,600		
60000 CAP1200-100 BAL W - 2025 Distribution Upgrades (HWY 3A)		13,520		13,520								3,04%
Capital Expenses	0	926,282	19,495	33,955	340,000	17,969	332,571	121,250	388,000	385,600	97,000	0

NON-OPERATING EXPENSES

Account	2022	2023	2024 YTD Actual	Average	2025 Budget	2025 YTD Actual	2025 Est Year End	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
56010 Debenture Interest (MFA152 - Renewes 2031)	5,308	3,999	1,345	3,551	5,308	3,999	5,308	17,674.68	17,674.68	17,674.68	17,674.68	17,674.68
56020 Debenture Principal (MFA152 - Renewes 2031)	18,800	18,800		18,800	18,800	18,800	18,800	13,777	13,777	13,777	13,777	13,777
56110 Short-Term Financing Interest	790			790	0	2,644	2,644	3,040	2,280	1,520	760	
56120 Short-Term Financing Principal	47,471			47,471	0			25,000	25,000	25,000	25,000	
56120 Short-Term Financing Interest 2028					0					8750	7750	6,000
56120 Short-Term Financing Principal 2028					0						50,000	50,000
59000 Contribution to Reserve	288,671	206,330	124,367	206,456	183,520	183,520	183,520	117,356	171,218	180,044	146,775	183,849
- QBR CIC Fees												
- Other CIC Fees												
59500 Transfer to Other Service	23,932	26,061	503	16,832	28,196	2,366	40,999	17,767	18,149	18,112	18,510	18,918
59510 Transfer to Other Service - General Admin. Fee	19,635	16,833	16,403	17,624	16,666	16,666	16,666	17,049	17,390	17,738	18,093	18,455
59520 Transfer to Other Service - IT Fee	4,810	5,516	4,870	5,065	4,870	4,870	4,870	4,982	5,082	5,183	5,287	5,393
59550 Transfer to Other Service - Environmental Services Fee	58,810	49,560	52,633	53,668	126,233	126,233	126,233					
59703 Transfer to Utility Services - General (ES fees)								90,000	91,800	93,636	95,509	97,419
59712 Transfer to Project Management								3,750	12,000	14,400	3,000	
Non-Operating Expenses	468,227	327,100	254,201	370,256	383,593	359,098	399,040	310,397	374,371	395,835	402,136	411,485

Total Service

		(923,956)	(351,577)	(923,956)	(2,175)	(57,530)	(31,608)	0	0	0	(0)	(0)
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59500 TRANSFER TO OTHER SERVICE

Account	2022	2023	2024 YTD Actual	Average	2025 Budget	2025 YTD Actual	2025 Est Year End	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
59500 OPR310-100 BAL W Balfour Water Utility-Distribution - General	1,886	622		1,254	2,550	741	2,550					
59500 OPR310-112 BAL W Balfour Water Utility-Transfer to other Service - Fleet	4,722	8,619		6,671	5,665	(5,575)	5,665	5,795	5,911	6,029	6,150	6,273
59500 OPR310-114 BAL W Balfour Water Utility-Transfer to other Service - Project Management												
59500 CAP1076-100 BAL W - 2025 Distribution Upgrades - Transfer to other services - Project Management					7,500	7,200	7,500					