

**PLANNING MEETING OF THE PINEVIEW IMPROVEMENT DISTRICT
BOARD OF TRUSTEES MINUTES
October 14, 2025**

Present: Board Members: B. Heft chair, K. Yeulet, Nancy Wellburn, Jeremy
Larsen, Greg Poitras
Employees: Holly Herzog
Guests:

Meeting called to order:
Time: 7:06pm

Review Radloff's information they sent us.

Jeremy summarized: This estimate is as of today Oct 14/25

They have changed the quote to include the optional Generator \$79,000.00 to accommodate for the plug in and panel they had to increase the building from 40 feet to 42 feet which brought the cost from \$181,600.00 to \$195,200.00

Jeremy called Radloff today and asked them if we wanted to rent a generator where are they? Their response was - One in Vancouver and two in Edmonton, so if there was a power outage it would go to who needed it first the bigger out fits would get it.

It also comes down to getting Generator here in a timely frame may not be feasible.

Greg asked if we do not have power do we have water- only what is in the tower and Reservoir. The generator would run the pumps from the well, transfer pump to the reservoir and the water separation plant.

In case of a power outage for a longer duration we could always truck water in and put in tank so we would have water for the community.

There were some quotes from BI Pure to install just the wiring and breaker for the generator- one was manual at \$ 7000.00 and the other one, was automatic switch at a cost of \$9000.00 according to Radloff we would still need the extended building at an additional cost of \$ 13,600.00 as there is to much voltage for just a regular generator.

There is a contingency of \$227, 000.00 and that includes taxes

Motion by: Nancy Wellburn

Not to get the generator.

Seconded by: Kathy Yeulet

Carried

Motion by: Greg Poitras

Do not do the additional wiring and the building extension

Seconded by: Jeremy Larsen

Carried

One opposed.

Updated Oct 15/25 from Jeremy -yes, the generator must be inside. But it will be housed in a separate building attached to the existing water building. Which was not in the estimate. BI pure has said that they can put the manual switch only in the 40 ft model. BUT: this generator will only provide power to the water building and not the 3 phase well pumps. If we lose power, we may eventually have to haul water into the reservoir, and having power in the water building without power to the pumps will provide no advantage that I can see.

Radloff was informed of the decisions from last night, and are making an updated class D construction estimate to reflect the total of \$913,000.00

Wells no longer in service need to be capped. Mike to send in quote. As per GARP need to do before the separation plant, goes forward. Does not need to be on Radloff's cost sheet.

Jeremy needs to talk to Mike to get full explanation and either get Mike to have someone do it or bring to a vote with the board.

Some discussions held on the cost- (plus taxes for the building) taxes included in the contingency.

The timeline is updated as well:

Payment terms are not on the \$913,000. It's based on the BI pure aspect:

\$444,900.00 on line 9 page 7. So, 25% of that due after vote is done \$111,225.00, then 35% \$155,715.00 due March-April 2026 once building is done. Radloff figures Apr 1/2026. Then transport to P.G. 2 weeks. After unit is setup and hooked up, we will have to pay the 30% \$ 133,470.00 invoice, then 60 days after it has been running, we pay the last 10% \$ 44,490.00 of the \$444,900.

We would work on site prep while Bi Pure are building the system.

The revised total estimated costs including Contingency **\$895,850.00**

We have \$974,000.00 in our bank accounts and that includes the reserve fund.

Tolls we collect go to operational expenses, and Taxes go to infrastructure.

Motion by: Nancy Wellburn
That we pay for it in full.

Seconded by: Greg Poitras
Carried

- At the well is where the problem of Manganese is tested and found to be elevated..
- Discussion on who is speaking and the agenda lay out.
- Holly to let David Addison know that he will be speaking at the meeting.
- Holly to type up agenda and email out to board with the names who is doing what. Then take the names off for the ones we print out for the community.
- Ballot passed and ok to print off. – 500 copies
- We decided to set up 4 tables for voting and to make 100 copies of the hand out of the costs once updated from Radloff.

Motion by Nancy Wellburn

To adjourn meeting

Seconded by Kathy Yeulet
Carried

Meeting adjourned: 9:35 pm

Next Regular Board Meeting: **November 4, 2025 @ 7 pm**

AGM: Tuesday April 28, 2026 @ 730 pm

