



Minutes

Village of Tahsis

Meeting	Committee of the Whole
Date	Tuesday, April 5 2016
Time	6:00 p.m.
Place	Municipal Hall - Council Chambers

Present Mayor Jude Schooner - Chair
Councillor Kathy Bellanger
Councillor Louis Van Solkema
Councillor Brenda Overton
Councillor Randy Taylor

Staff Mark Tatchell, Chief Administrative Officer
Amit Sharma, Deputy Chief Finance Officer
Janet St-Denis, Financial Assistant

Public 8 members of the public.

Call to Order

Mayor Schooner called the meeting to order at 6 p.m. and acknowledged and respected that we are upon Mowachaht/Muchalaht Traditional Territory.

Introduction of Late Items

None.

Approval of the Agenda

Overton: COW 25/16

THAT the Agenda for the Committee of the Whole meeting be adopted as presented.

CARRIED

Van Solkema: COW 26/16

THAT the public be invited to speak after the 2016-2020 Financial Plan has been presented.

CARRIED

New Business

1 2016-2020 Financial Plan: (Public Presentation)

After the presentation of the Financial Plan members of the public were invited to comment on the proposed 2016-2020 Financial Plan.

Clarification was requested as to what the \$21 million infrastructure deficit represented. Staff confirmed this amount represented the replacement costs of all asset groups (water, sewer, roads, buildings, etc.).

A resident requested clarification on the water meters as per the proposed Water Regulations and Rates Bylaw (No. 581, 2016). Specifically would the meters be owned by the Village or the home/business owner. Staff confirmed that the village would own the water meters.

Several member of the public posed questions with respect to the difference between residential and the commercial water meters. Staff provided information on both the physical and cost differences. Residents also requested clarification on who would be responsible for the meter cost and installation charges. Staff addressed these questions.

There was concern as to whether the water allotment of 70m3/quarter under the meter rate proposal would be sufficient for the average household. The resident has requested that staff provide him with a "ball park" figure on the average household water consumption.

A member of the public would like to see the requirement for business licences reinstated. She was concerned that all businesses would not be treated equally. A discussion followed on why Business Licence Bylaw had been repealed.

A resident inquired into the time frame to have water meters installed. Staff explained the process and gave a rough time frame of mid fall at the earliest.

Adjournment

Overton: COW 27/16

THAT the meeting adjourn at 6:59 p.m.

CARRIED

Certified correct this
19th Day of April 2016



Corporate Officer



Budget Presentation

2016-2020
Village of Tahsis

Community Charter Requirements

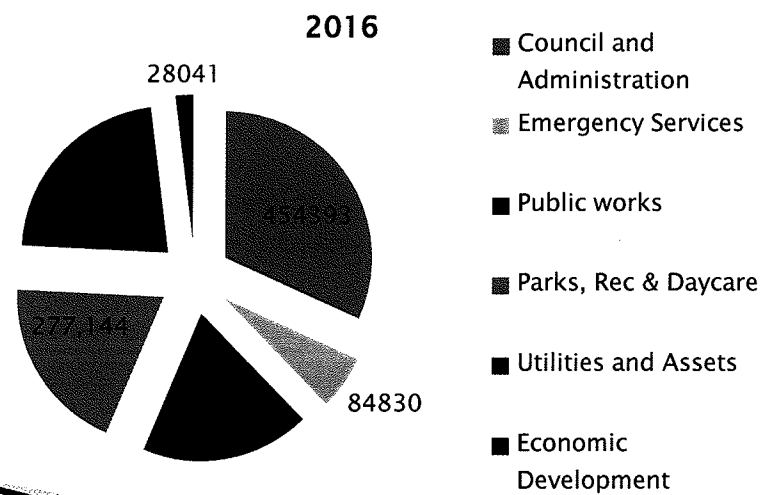
- ▶ 5 year financial plan (budget) adopted annually by bylaw before tax rate bylaw is adopted
- ▶ Financial plan must include:
 - Proposed expenditures
 - Proposed funding sources
 - Proposed transfers between funds and accounts
- ▶ Budget must be balanced (expenditures must not exceed revenues and transfers)
- ▶ Specific requirements regarding budget details
- ▶ Public consultation on the budget before it is adopted

Council's Priorities

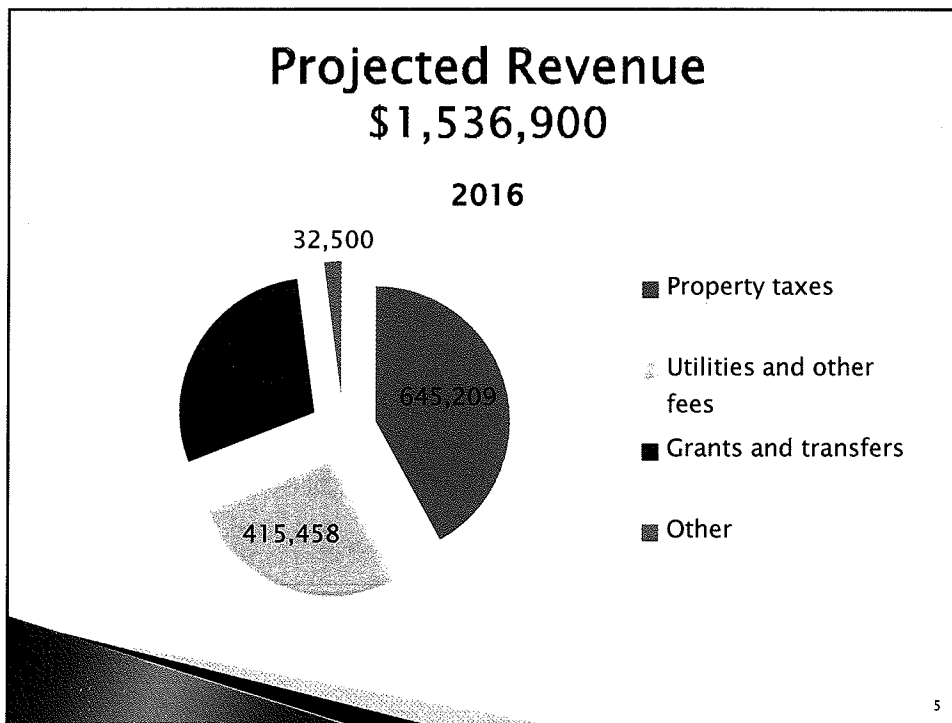
- ▶ Economic Development
- ▶ Emergency Preparedness
- ▶ Asset Management
- ▶ Village Liveability, Appeal and Environmental Sustainability
- ▶ Accountability and Transparency

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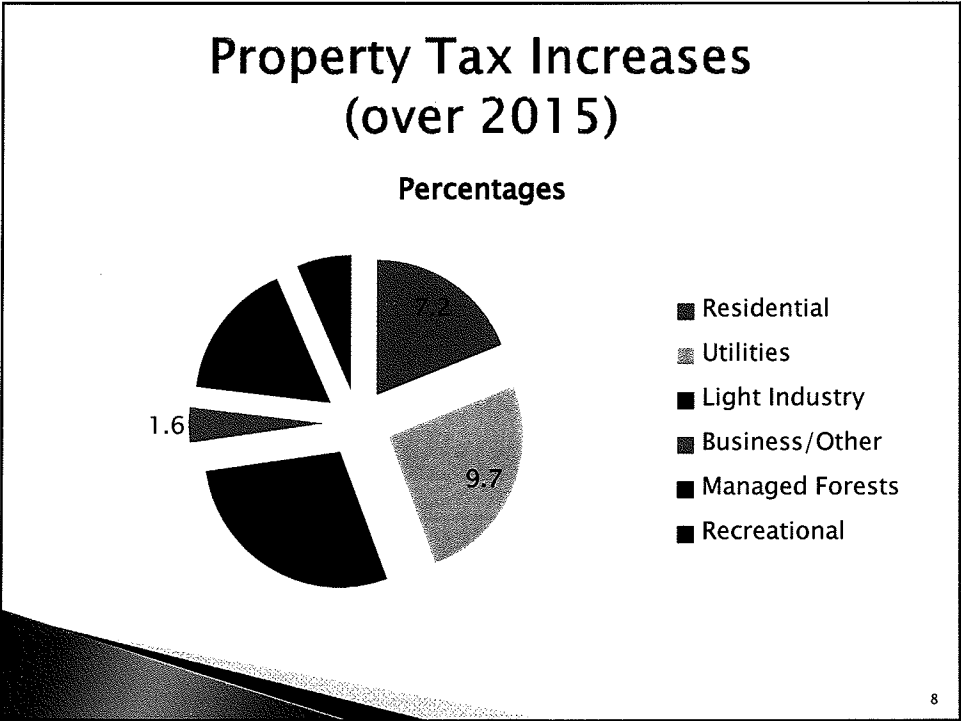
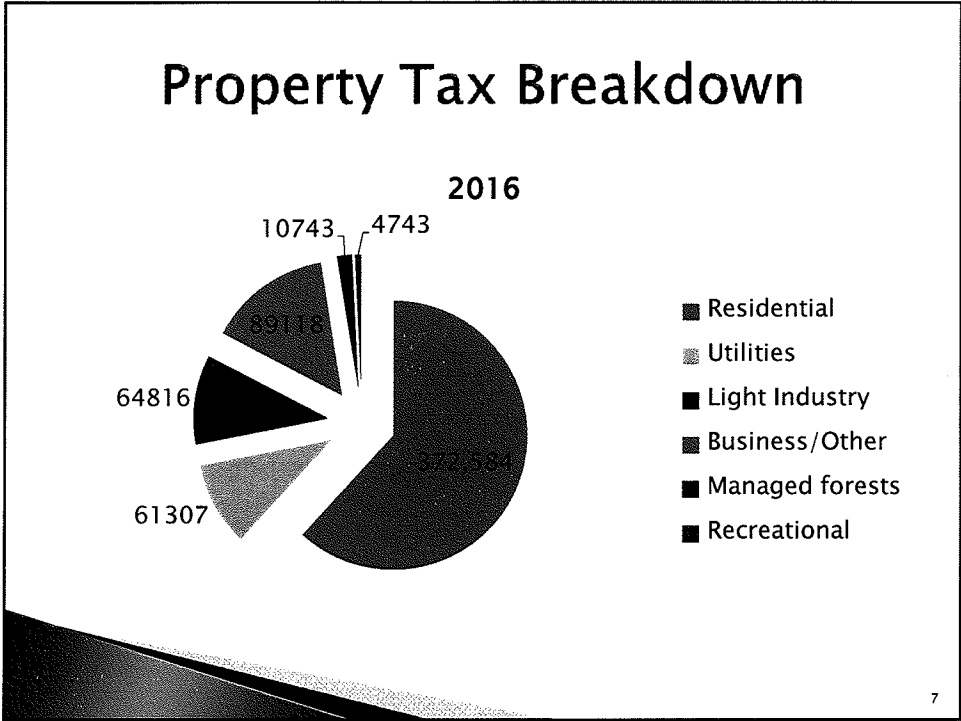
Projected Operating Expenditures \$1,429,836



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- ### Capital Plan
- ▶ Water upgrade project (well): \$275,640
 - Funded from Gas tax reserve
 - ▶ Fire Pumper Truck: \$325,000
 - Funded from Fire Hall reserve fund
 - ▶ Dock Beam replacement: \$ 40,000 (est)
 - Subject to Federal/Provincial funding
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Why new Bylaws?

- ▶ Fees, rates and charges do not reflect true cost of operating and capital costs
- ▶ Incentivize consumers to conserve water by switching to meters
- ▶ Potential electrical utility savings for the Village
- ▶ Sensitive to meter implementation costs to consumers
- ▶ Rationalize consumer categories


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Proposed Water Bylaw

- ▶ Encourage adoption of water meters as conservation measure
- ▶ Reduces number of consumer categories
- ▶ Clarify responsibilities of consumers and Village
- ▶ Meter implementation authorities and costs
- ▶ New flat rate fees and charges to reflect true cost of the system
- ▶ New connection and disconnection fees

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Proposed Water Rates

Category	Current Flat Rate	Proposed New Flat Rate	Proposed Meter Rate for all categories
Residential	\$208	\$288	\$45/quarter which includes 70 m ³ allotment. If allotment is exceeded, \$1.10/m ³ 
B&B	\$416	\$288 (plus \$144/room)	
Hotel/motel	\$208 plus 104/room	\$288 plus 1\$44 per room	
Restaurant	\$874	\$984 (up to 60 seats), \$1176 (over 60 seats)	
Retail	Varies	\$336 plus \$.11/sq foot	
Other commercial	Varies	\$1,176	

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Annual Flat Rate Comparison

Categories	Proposed Tahsis rates	Ucluelet (effective 2012)	Courtenay	Port Hardy (effective 2016) All rates subject to 25% seniors discount
Residential	\$288	\$288	\$360.34/ \$304.37 per unit	\$401.44
B&B	\$288 plus \$144 per room	\$288 plus \$144 per room	\$360.34	\$401.44
Restaurants	\$984 (up to 60 seats), \$1176 (over 60 seats)	\$984 (up to 60 seats), \$1176 (over 60 seats)	Metered only	\$1,360
Clubs	\$288	\$504	Metered only	\$428.72
Hotels, motels	\$288 plus \$144 per room	\$288 plus \$144 per room	Metered only	\$75.24 per unit
Other retail	\$336 plus \$.10/sq foot	\$336 plus \$.105/sq foot	Metered only	\$428.72

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Water Meter Rate comparison

Category	Proposed Taksis rates	Ucluelet (effective 2012)	Port Hardy	Courtenay
Residential	\$45/quarter which includes 70 m ³ allotment. If allotment is exceeded, \$1.10/m ³	\$14.25/monthly includes 23 m ³ allotment. If allotment is exceeded \$.6119	\$.90 m ³ (multi-family only)	N/A
Commercial			\$.75m ³	\$51.30/quarter includes 48 m ³ , 48-566 m ³ - \$1.35 m ³ , More than 566 m ³ - \$1.08 m ³
Hotel/Motel			\$.75 m ³	\$51.30/quarter includes 48 m ³ , 48-566 m ³ - \$1.35 m ³ , More than 566 m ³ - \$1.08 m ³

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Proposed Sewer Bylaw

- ▶ Matches consumer categories in proposed water bylaw
- ▶ Increases rates to reflect the true operating cost of the system
- ▶ Clarifies responsibilities of consumers and the Village

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New Sewer rates

Categories	Current rates	Proposed rates
Residential	\$236.90	\$240
Industrial	\$7077 (major) \$384 (light)	\$276 plus \$.11 sq foot
B&B	\$79 plus \$86.15 per room	\$240 plus \$120 room
Restaurant	\$499.25	\$816
Pub	\$849.20	\$816

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Current Infrastructure "Deficit"

Replacement Costs by Asset Group

Decade Installed	WATER	SEWER	ROADS	ALL
1950	0	0	3,331,500	3,331,500
1955	61,500	0	1,247,500	1,309,000
1960	633,525	402,350	0	1,035,875
1965	0	0	1,103,000	1,103,000
1970	3,392,725	7,310,250	4,202,000	14,904,975
TOTALS	4,087,750	7,712,600	9,884,000	21,684,350

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Projected Infrastructure Replacement Costs

EXTENT TO WHICH COSTS WILL GROW OVER THE YEARS IF REPLACEMENT/RENEWAL IS DELAYED. THIS INCREASE WILL BE IN ADDITION TO ONGOING MAINTENANCE COSTS.

Potential Increase in 21.68 Million 2008 REPLACEMENT COST	Cost in 2020	Cost in 2025	Cost in 2030	Cost in 2035
At 2% Construction Cost Inflation	27.5	30.4	33.5	37.0
At 2.5 % Construction Cost Inflation	29.2	33.0	37.3	42.2
At 3% Construction Cost Inflation	30.9	35.8	41.5	48.2

Asset Management Funding Plan

- ▶ Roadmap for short, medium and long term funding of asset replacement based on risk and service levels
- ▶ Funding options including water and sewer rates as well as borrowing
- ▶ Community engagement is critical for determining level of service expectations