

CORPORATION OF THE VILLAGE OF SUNDRIDGE

A special meeting of the Council of the Corporation of the Village of Sundridge was held on Monday, August 25, 2014 at 9:30 a.m. in the Council Chambers.

PRESENT: Mayor Elgin Schneider, Councillors Bill de Vries, Lyle Hall, Barry Morris and Lawrie Vincer

STAFF PRESENT: Lillian S. Fowler, CAO/Clerk
Kim Seguin, Treasurer
James Mahoney – By-Law Enforcement Officer

GUESTS: See attached List

Due to the large turnout for the meeting the meeting was moved to the Senior’s Room in the Sundridge Community Centre.

CALL TO ORDER

The meeting was called to order at 9:38 a.m. by Mayor Elgin Schneider.

APPROVAL OF AGENDA

The agenda had been circulated to council. It was

MOVED BY: Bill de Vries
SECONDED BY: Barry Morris

That the agenda be approved as circulated for the August 25, 2014 meeting. Carried.

DECLARATION OF PECUNIARY INTERESTS

Upon call from the Chair, no disclosures of pecuniary interests were declared.

SPECIAL BUSINESS/DEPUTATIONS

Mr. Bill Boyd addressed council and asked why the Village of Sundridge was paying to fix a problem that has existed for years instead of suing the Province. Mayor Elgin Schneider replied that the municipality has approached the provincial government for years on this matter and finally received the BCF-CC funding for the capital works to proceed. Mr. Boyd also asked why money was spent placing cover on the sanitary sewer manholes rather than building a roof over the whole lagoon instead. Mayor Elgin Schneider replied that rain covers had been placed under the manhole covers to prevent rain water infiltration as part of the remedial work recommended under the Optimization Study that was carried out and that a roof over the lagoons would hinder the evaporation of the lagoon effluent. Mr. Boyd was also asked if he had ever seen a lagoon with a roof. Mr. Boyd did not answer the question.

CAO/Clerk explained to those present that this was not a public meeting but was a special council meeting that was open to the public and that there is a difference.

Treasurer Kim Seguin read a report (copy attached) which had been prepared for council for the meeting today.

Although this meeting was a special council meeting and only one person had been placed on the agenda to speak to council Council did allow other persons to speak. Those persons who spoke were Julie Cameron, Diane Merry-Brooks, Anne Gill, Vera Kennedy, Chris Vasiliou, Mary Kingshott, Megan Jeffers, Ryan Jeffers, Don Richardson, Donald Nicholls, Carol Slawson, Alen James, Bill Atkinson, Cami Callery, Diane Czura, Lori de Peuter and Judy Stillar.

At 11:28 a.m. Mayor Elgin Schneider declared a five minute recess and council will not be sitting during the recess.

Reconvened the meeting at 11:35 a.m.

FOLLOW-UP /NEW BUSINESS

It was

MOVED BY: Bill de Vries
SECONDED BY: Lawrie Vincer

That the Council of the Village of Sundridge proceed under Section 391 of the Municipal Act to use fees and charges to recover the capital costs of the Sundridge Sewage Works Capital Works Project. Carried.

Councillor Bill de Vries asked for a recorded vote. The results of the recorded vote were

Mayor Elgin Schneider	Yea
Councillor Bill de Vries	Yea
Councillor Lyle Hall	Yea
Councillor Barry Morris	Yea
Councillor Lawrie Vincer	Yea

MOVED BY: Lyle Hall
SECONDED BY: Barry Morris

That the Council of the Corporation of the Village of Sundridge authorize the Treasurer to set up a loan to finance the holdback on the BCF funding of \$457,940. Carried.

Councillor Lyle Hall asked for a recorded vote. The results of the recorded vote were

Mayor Elgin Schneider	Yea
Councillor Bill de Vries	Yea
Councillor Lyle Hall	Yea
Councillor Barry Morris	Yea
Councillor Lawrie Vincer	Yea

Council discussed the various options available to council under Section 391

1. Frontage charge
2. Per lot charge
3. Average lot charge
4. Different rate for different types of property

Council advised those present that a decision on which mechanism is to be used will be made at the regular council meeting tomorrow night.

That we do now adjourn at 12:33 p.m. until the next meeting Tuesday, August 26, 2014 at 5:30 p.m. or at the call of the Mayor. Carried.

Mayor Elgin Schneider

CAO/Clerk Lillian S. Fowler

These minutes subject to council's approval at the next regular meeting.



Report to: Council
From: Kim Seguin, Treasurer
Date: August 25, 2014
Report No. 2014-06T

Subject: Sanitary Sewer Capital Works Billing method.

Treasurer Kim Seguin: 

Council must decide the method for billing the Sanitary Sewer Capital Works Project. The must also decide the manner in which the costs will be collected. As the Treasurer it is my duty to carry out the instructions of council. I feel if council is requiring the billing to take place on the Tax bills (we currently do not have any other method of billing) then they would be required to amend the final billing due date in the 2014 Tax Rate By-Law to be November 30, 2014. The tax bills are required to be mailed out 21 days prior to the due date, and council must give 30 days notice to the taxpayers for the option to be chosen for the Sanitary Sewer Capital Works project.

Section 326 – Special area service charge imposed by creating and levying a special tax rate on the rateable properties the charge pertains to.

Property assessment values change throughout the municipality throughout the year due to: RfR's, ARB rulings, Omitted Assessment additions or Supplemental Assessment additions. Due to the ever changing nature of property assessment this is not a viable method of setting rates for the Sanitary Sewer Capital Works Loan. In order for a special area rate to be set up for this project it must have been done through the OPTA program which the municipality uses and this process. This process in complete for this year as the tax rates for 2014 have been set and locked in and downloaded.

Section 391- Fees and Charges By-Law

Authorizes the municipality to impose fees or charges for capital costs related to services or activities for the establishment, acquisition and replacement of capital assets. Fees/charges can also be imposed on persons not receiving an immediate



benefit from the services or activities, but who will receive a benefit at some later point in time.

The charges can be set up based on the current formula using frontage with the annual, or single payout amounts. Council could also consider a third option of a 5 year term which would require the Village set up a separate loan for the properties which elect this option. The 5 year term would require semi annual payments made by the property owner with each tax installment as this is the billing mechanism. The calculated rate for a 5 year term would be \$9.81 per ft based at 2.22% for the 5 year term. Therefore a 100ft lot would be charged \$981.00 annually split between the two tax installments.

The council could also consider utilizing a flat rate fee for all properties which would be calculated to:

A single payout amount of \$4,622.50 for each property or an annual rate of \$282.71 per property and a 5 year rate of \$977.61

The Council could consider utilizing an average frontage charge. With the average frontage of all the properties 98.50ft this would equate into an annual rate of \$280.73 and a single payout amount of \$4,569.42 and a 5 year rate of \$966.29.

The last two options would see 70% of the property owners having an increase in the charges on their property.

The Council could consider funding the holdback loan from the BCF funding in the amount of \$457,940 and setting up a separate loan for this amount which would be required for up to a year depending on the final report process. In the past with other similar funding scenarios it has taken 8 to 10 months to receive the amount after the final report is filed. Since the final report is will not be filed until spring of 2016 the funding requirement will be approximately 18 months. The interest on this loan would be included in the upfront funding for the project.

The reduction would then change the single, annual and possible 5 year terms to:
Single: \$38.64, annual: \$2.36, 5yr \$8.17. Or the flat rate to single \$3805.86, annual \$232.76 , 5yr \$804.90. The average frontage amounts would reflect a discount as well.

