



THE VILLAGE OF
NAKUSP

AGENDA
FOR THE SPECIAL MEETING OF COUNCIL
TO BE HELD THURSDAY, January 16, 2014 AT 6:30 P.M.
IN COUNCIL CHAMBERS OF THE VILLAGE OF NAKUSP
91 1ST STREET NW, NAKUSP

The purpose of the special meeting is as follows:

1. Water Rates Bylaw 463-19, 2014
2. Sewer Rate Bylaw 644-2, 2014

CALL TO ORDER – Mayor _____ PM

INTRODUCTION OF LATE ITEMS

- a)
- b)

A. AGENDA APPROVAL

R/14 - Adopt Agenda	Moved by Councillor _____, Seconded by Councillor _____ THAT the agenda be approved as submitted/amended.	CARRIED
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B. MINUTES

C. DELEGATIONS, PETITIONS, PRESENTATIONS

D. BUSINESS ARISING FROM THE MINUTES

E. UNFINISHED BUSINESS

F. REPORTS FROM COMMITTEES

G. BYLAW APPROVAL

1. Water Rates Bylaw 463-19, 2014

R/14	Moved by Councillor _____, Seconded by Councillor _____ <i>That the “Water Rates and Regulations (2014) Amendment Bylaw No. 463-19, 2014” be introduced and read a first and second time by title only.</i>	CARRIED
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R/14	Moved by Councillor _____, Seconded by Councillor _____ <i>That the “Water Rates and Regulations (2014) Amendment Bylaw No. 463-19, 2014” be read a third time.</i>	CARRIED
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2. Sewer Rates Bylaw 644-2, 2014

R/14	<p>Moved by Councillor _____, Seconded by Councillor _____</p> <p><i>That the “Sewer Rates (2014) Amendment Bylaw No. 644-2, 2014” be introduced and read a first and second time by title only.</i></p> <p style="text-align: right;">CARRIED</p>
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R/14	<p>Moved by Councillor _____, Seconded by Councillor _____</p> <p><i>That the “Sewer Rates (2014) Amendment Bylaw No 644-2014” be read a third time.</i></p> <p style="text-align: right;">CARRIED</p>
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H. NEW BUSINESS

I. INFORMATION

J. INQUIRIES BY COUNCIL OF ADMINISTRATION

K. NOTICE OF MOTION

L. QUESTIONS FROM THE PRESS OR PUBLIC

M. NOTICE OF IN-CAMERA MEETING

P. ITEMS BROUGHT FORWARD FROM IN-CAMERA

Q. ADJOURNMENT

R/14	<p>Moved by Councillor _____</p> <p>THAT the meeting adjourn at _____ PM.</p> <p style="text-align: right;">CARRIED</p>
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STAFF REPORT: Request for Council Decision

DATE: January 10, 2014
TO: Mayor and Council
FROM: Robert Richards, Chief Financial Officer
SUBJECT: **2014 Rates Bylaws**

STAFF RECOMMENDATION(S):

That council considers the following resolutions:

1. *That the "Water Rates and Regulations" (2014) Amendment Bylaw No. 463-19, 2014" be introduced and read a first and second time by title only.*
2. *That the "Water Rates and Regulations" (2014) Amendment Bylaw No. 463-19, 2014" be read a third time.*
3. *That the "Sewer Rates" (2014) Amendment Bylaw No. 644-2, 2014" be introduced and read a first and second time by title only.*
4. *That the "Sewer Rates (2014) Amendment Bylaw No 644-2014" be read a third time.*

PURPOSE:

To present the first three readings of the 2014 water and sewer utility rates to enable timely billing to occur.

BACKGROUND:

In 2013, Council passed its 2013-2017 financial plan. In that plan the 2014 utility rate increases were proposed to generally be 5% for sewer and 2% for water. The following exceptions to these increases were as a result of the rates review conducted then and which were to be phased in over two years (2013 and 2014). The 2014 impact of these changes is:

1. Large Grocer Sewer, increase by \$309 to \$925
2. Public Lounge Sewer, increase by \$295 to \$850
3. Arena Sewer, increase by \$850 to \$2,000
4. Hospital water, increase by 80 to \$303/bed

These category changes are reflected in Schedule A of each of the Water and Sewer bylaws. All other categories are increased based on the previously approved rate changes. **2014's proposed rate increases are what was presented and approved last year: 5% for sewer and 2% for water, for a blended rate increase of 3.5% for the majority of customers.**

Changes not presented at 2013's utility rate discussion

The only changes presented in this year's utility rate increases but not approved in 2013 are:

2014 Rates Bylaws

1. A new category for parcels of land which have the ability to use municipal water and sewer but which choose not to. Our research indicates a fee of this nature is very normal in other municipalities and reflects cost of the infrastructure being available for the property (the cost of using water and treating sewage not being incurred). The proposed rate for water non-connected parcels is \$90 p.a. and for sewer \$75 p.a. This equates to slightly less than 25% of the charge of a single family home. **[ntd - should we start higher say 40% of a typical bill?]** This change is expected to impact less than 15 properties.
2. Changing the water and sewer rates for campgrounds to \$50 per site and \$40 per site, respectively.
3. Lastly, an administrative change on water bottling rate. Last year's rate was based on a per litre basis. This year's rate is proposed to be based on a per cubic meter rate. The effective increase is only 2%.

As presented by staff in their presentations, 2014 rates are scheduled to increase by the amounts approved in last year's financial plan. The proposed 2014 rates have been rounded to the nearest dollar for each category.

A copy of the proposed 2014 Water bylaw is attached as Attachment 2.

A copy of the proposed 2014 Sewer bylaw is attached as Attachment 3.

The impact of the proposed bylaws for some representative categories is presented below. Note that sewer rates are shown for the majority of users (not those within Specified Area No. 1)

		2013	2014	\$ increase	% increase
Single Family Home					
	Water	338	345	7	2.1%
	Sewer	308	323	15	4.9%
	Total	646	668	22	3.4%
Typical small store owner					
	Water	361	368	7	1.9%
	Sewer	361	379	18	5.0%
	Total	722	747	25	3.5%
Hotel rooms					
	Water	168	171	3	1.8%
	Sewer	129	135	6	4.7%
	Total	297	306	9	3.0%
Restaurant					
	Water	579	591	12	2.1%
	Sewer	758	796	38	5.0%
	Total	1337	1,387	50	3.7%
Church					
	Water	300	306	6	2.0%
	Sewer	308	323	15	4.9%
	Total	608	629	21	3.5%

ALTERNATIVES/OPTIONS:

1. Pass the first three readings of each of bylaws as presented.
2. Amend the proposed bylaws and give three readings.

3. Refer back to staff for further review and report.

FINANCIAL IMPLICATIONS:

This increase is proposed as it is the increased approved in last year's financial plan. Increasing water and sewer rates is required to offset the capital expenditures and increased operating costs of the water and sewer facilities, and to start building reserves for unexpected capital outlays. **Later in the year staff will provide Council a comprehensive review and plan of the water and sewer funds and associated rates required in future years to ensure the solvency of these funds.**

CONCLUSIONS/SUMMARY:

Staff recommends that council approve each of the resolutions as presented. As presented to council various times in the past, both the water and sewer funds have had significant capital expenditures projects, which have vastly reduced the reserves. Later this year staff will provide Council a comprehensive review and plan of the water and sewer funds and associated rates required in future years to ensure the solvency of these funds.



Submitted by:
Robert Richards, CFO



Reviewed by:
Linda Tynan, CAO

VILLAGE OF NAKUSP

BYLAW NO. 463-19, 2014

**A BYLAW TO AMEND VILLAGE OF NAKUSP WATER RATES
BYLAW NO. 463, 1996**

WHEREAS Council has the authority under Section 194 of the Community Charter to impose fees in respect of a service to the Municipality, base the fees on factors specified in the bylaw, and establish the terms and conditions of payment,

AND WHEREAS Council for the Village of Nakusp has approved Bylaw No.463, Water Rates and Regulations Bylaw, which it now deems advisable to amend;

AND WHEREAS the Village of Nakusp, under the authority of Section 11(3) of the Community Charter can apply the requirements of this bylaw to users of the Village water system that are outside of the Village boundary,

NOW THEREFORE the Municipal Council for the Village of Nakusp, duly assembled, hereby enacts as follows:

1. This Bylaw may be cited for all purposes as "Water Rates and Regulations" (2014) Amendment Bylaw No. 463-19, 2014".
2. That Bylaw 463, 1996 is hereby amended as follows:
 - (a) That Schedule "A" be replaced with the attached Schedule "A" labeled as being a part of Bylaw 463-19, 2014 which amends the Annual Rates for 2014.
3. That this Bylaw shall take effect on January 1, 2014.

READ A FIRST TIME THIS ____ day of January, 2014

READ A SECOND TIME THIS ____ day of January, 2014

READ A THIRD TIME THIS ____ day of January, 2014

RECONSIDERED AND FINALLY ADOPTED THIS ____ day of ____, 2014.

MAYOR

CORPORATE OFFICER

**ANNUAL WATER RATES
SCHEDULE "A"
BYLAW 463, 1996**

2014 Unmetered Water Rates		
Category	Category Name	Annual Rate
W01	Single family dwelling	\$ 345.00
W02	Duplex, triplex or apartment - first unit	345.00
W03	Retail and other business	368.00
W04	Hotel/motel - owner/manager residence	368.00
W05	Café and restaurant	591.00
W08	Large Grocer	1,235.00
W09	Church or church hall	306.00
W10	Public hall or place of amusement with two separate washroom facilities	494.00
W11	Licensed Lounge	1,024.00
W12	Car wash - per wash unit	308.00
W13	Water Bottling plant – per cubic meter	13.464
W14	Hospital, intermediate care facility - each bed	303.00
W15	Fire hall	222.00
W17	Sports Complex	2,472.00
W18	Concrete batch plant	1,015.00
W19	Cemetery	138.00
W20	Mobile home park - each space	270.00
W21	Drive-In Restaurant (with no indoor seating)	443.00
W24	Laundromat - per washer	240.00
W25	Beach and park washrooms - per building	104.00
W26	Beach and park sprinkling	825.00
W30	Campground - per site	50.00
W35	Swimming pool	256.00
W40	Farm with livestock (horse, cow, sheep, swine) with one residence	690.00
W41	Garage, service station or body shop	442.00
W52	Apartment - each additional dwelling	240.00
W84	Hotel/motel - per room	171.00
W99	Vacant lot with ability to have service	90.00
WES	Nakusp Elementary School	4,457.00
WSS	Nakusp Secondary School	6,837.00
2014 Basic Connection Fee		
	Single Family Dwelling – charge per lot	Greater of Actual cost or \$1,200.00
	Each unit of a new or multi-family project	Actual cost
2014 Other Services		
	Temporary water on for construction (max 1 year)	\$ 340.00 + tax
	Temporary water shut off	40.00 + tax
	Water turn on	40.00 + tax
	Location of service	65.00 + tax

2014 Metered Rates		
Category	Category Name	Monthly Rate
	Minimum Monthly Rates	
	¾ inch service	\$ 25.00
	1 inch service	50.00
	1 ½ inch service	100.00
	2 inch service	165.00
	>2 inch service	Established when activated
	Water allowance 20,000 litres / month	
	Rate for service over monthly allowance (for each 1,000 litres or fraction thereof)	\$2.80
	Testing water meter reported to be malfunctioning. No charge if defective. For meters found not be defective the testing fee shall be	\$55.00 + tax
	Water meters may be read and billed monthly or for a longer period and prorated accordingly	

Amending Bylaw 463-19, 2014



Water Rates Comparison 2014 to 2013

Category	Category Name	2014 Rate	2013 Rate
W01	Single family dwelling	345.00	\$338.00
W02	Duplex, triplex or apartment - first unit	345.00	338
W03	Retail and other business	368.00	361
W04	Hotel/motel - owner/manager residence	368.00	361
W05	Café and restaurant	591.00	579
W08	Large Grocer	1,235.00	1,211.00
W09	Church or church hall	306.00	300
W10	Public hall or place of amusement with two separate washroom facilities	494.00	484
W11	Licensed Lounge	1,024.00	1,004.00
W12	Car wash - per wash unit	308.00	302
W13	Water Bottling plant – per cubic meter	13.46400	0.0132 / litre
W14	Hospital, intermediate care facility - each bed	303.00	223
W15	Fire hall	222.00	218
W17	Sports Complex	2,472.00	2,424.00
W18	Concrete batch plant	1,015.00	995
W19	Cemetery	138.00	135
W20	Mobile home park - each space	270.00	265
W21	Drive-In Restaurant (with no indoor seating)	443.00	434
W24	Laundromat - per washer	240.00	235
W25	Beach and park washrooms - per building	104.00	102
W26	Beach and park sprinkling	825.00	809
W30	Campground - per site	50.00	15
W35	Swimming pool	256.00	251
W40	Farm with livestock (horse, cow, sheep, swine) with one residence	690.00	676
W41	Garage, service station or body shop	442.00	433
W52	Apartment - each additional dwelling	240.00	235
W84	Hotel/motel - per room	171.00	168
W99	Vacant lot with ability to have service	90.00	new in 2014
WES	Nakusp Elementary School	4,457.00	4,370.00
WSS	Nakusp Secondary School	6,837.00	6,703.00

2014 Basic Connection Fee			
	Single Family Dwelling – charge per lot	Greater of Actual cost or \$1,200.00	Greater of Actual cost or \$1,200.00
	Each unit of a new or multi-family project	Actual cost	Actual cost
2014 Other Services			
	Temporary water on for construction (max 1 year)	330.00 + tax	315.00 + tax
	Temporary water shut off	40.00 + tax	35.00 + tax
	Water turn on	40.00 + tax	35.00 + tax
	Location of service	65.00 + tax	60.00 + tax

Category	Category Name	Monthly Rate	Monthly Rate
	Minimum Monthly Rates		
	¾ inch service	25.00	22
	1 inch service	50.00	46
	1 ½ inch service	100.00	98.25
	2 inch service	165.00	160.75
	>2 inch service	Established when activated	Established when activated
	Water allowance 20,000 litres / month		
	Rate for service over monthly allowance (for each 1,000 litres or fraction thereof)	\$2.80	\$2.55
	Testing water meter reported to be malfunctioning. No charge if defective. For meters found not be defective the testing fee shall be	\$55.00 + tax	\$53.00 + tax
	Water meters may be read and billed quarterly or for a longer period and prorated accordingly		

VILLAGE OF NAKUSP

BYLAW NO. 644-2, 2014

**A BYLAW TO AMEND VILLAGE OF NAKUSP SEWER RATES
BYLAW NO. 644, 2013**

WHEREAS Council has the authority under Section 194 of the Community Charter to impose fees in respect of a service to the Municipality, base the fees on factors specified in the bylaw, and establish the terms and conditions of payment,

AND WHEREAS Council for the Village of Nakusp has approved Bylaw No. 644, Sewer Rates which it now deems advisable to amend;

AND WHEREAS the Village of Nakusp, under the authority of Section 11(3) of the Community Charter can apply the requirements of this bylaw to users of the Village water system that are outside of the Village boundary,

NOW THEREFORE the Municipal Council for the Village of Nakusp, duly assembled, hereby enacts as follows:

1. This Bylaw may be cited for all purposes as "Sewer Rates" (2014) Amendment Bylaw No. 644-2, 2014".
2. That Bylaw 644, 2013 is hereby amended as follows:
 - (a) That Schedule "A" be replaced with the attached Schedule "A" labeled as being a part of Bylaw 644-2, 2014 which amends the Annual Sewer Rates for 2014.
3. That this Bylaw shall take effect on January 1, 2014.

READ A FIRST TIME THIS ____ day of January, 2014

READ A SECOND TIME THIS ____ day of January, 2014

READ A THIRD TIME THIS ____ day of January, 2014

RECONSIDERED AND FINALLY ADOPTED THIS ____ DAY OF _____, 2014.

MAYOR

CORPORATE OFFICER

**Annual Sewer Rates
Schedule "A"
Bylaw 644, 2013**

2014 Annual Sewer Rates			
Category	Category Name		Inside Specified Area No. 1 (Brouse/Glenbank)
S01	Single family dwelling	\$ 323.00	\$ 301.00
S02	Apartments – per unit	264.00	245.00
S03	Retail and other businesses	379.00	355.00
S05	Restaurant and Cafe	796.00	742.00
S06	Two family residence	533.00	496.00
S08	Large Grocer	925.00	875.00
S10	Church, Church Hall and Public Hall	323.00	305.00
S11	Licensed Lounge	850.00	834.00
S12	Car Wash - per wash unit	284.00	263.00
S13	School per class room	323.00	301.00
S14	Hospital, intermediate care facility - per bed	323.00	301.00
S17	Sports Complex	2,000.00	1,930.00
S20	Mobile home park - each space	239.00	224.00
S21	Drive-In Restaurant (with no indoor seating)	597.00	557.00
S24	Laundromat - per washer	200.00	179.00
S30	Campground - per site	40.00	38.00
S41	Garage, service station or body shop	480.00	449.00
S70	Bachelor dwelling – per unit	175.00	168.00
S74	Government building	323.00	301.00
S70	Bachelor dwelling – per unit	175.00	168.00
S74	Government building	323.00	301.00
S84	Hotel/motel Room - per room	135.00	129.00
S99	Vacant lot with ability to have service	75.00	75.00
2014 Basic Connection Fee			
	Single Family Dwelling – charge per lot	Greater of Actual cost or \$1,200.00	Greater of Actual cost or \$1,200.00
	Each unit of a new or multi-family project	Actual cost	Actual cost

Amending Bylaw 644-2, 2014

Sewer Rates Comparison 2014 to 2013

Category	Category Name	2014 Rates		2013 Rates	
			Inside Specified Area No. 1 (Brouse/Glenbank)		Inside Specified Area No. 1 (Brouse/Glenbank)
S01	Single family dwelling	323.00	301.00	\$308.00	\$287.00
S02	Apartments – per unit	264.00	245.00	251	233
S03	Retail and other businesses	379.00	355.00	361	338
S05	Restaurant and Cafe	796.00	742.00	758	707
S06	Two family residence	533.00	496.00	508	472
S08	Large Grocer	925.00	875.00	569	530
S10	Church, Church Hall and Public Hall	323.00	305.00	167	160
S11	Licensed Lounge	850.00	834.00	650	616
S12	Car Wash - per wash unit	284.00	263.00	540	531
S13	School per class room	323.00	301.00	308	290
S14	Hospital, intermediate care facility - per bed	323.00	301.00	308	287
S17	Sports Complex	2,000.00	1,930.00	457	428
S20	Mobile home park - each space	239.00	224.00	270	250
S21	Drive-In Restaurant (with no indoor seating)	597.00	557.00	308	287
S24	Laundromat - per washer	200.00	179.00	308	287
S30	Campground - per site	40.00	40.00	190	170
S41	Garage, service station or body shop	480.00	449.00	1200	1157
S70	Bachelor dwelling – per unit	175.00	168.00	228	213
S74	Government building	323.00	301.00	95	88
S84	Hotel/motel Room - per room	135.00	129.00	129	123
S99	Vacant lot with ability to have service	75.00	75.00	new for 2014	
2014 Basic Connection Fee					
	Single Family Dwelling – charge per lot	Greater of Actual cost or \$1,200.00	Greater of Actual cost or \$1,200.00	Greater of Actual cost or \$1,200.00	Greater of Actual cost or \$1,200.00
	Each unit of a new or multi-family project	Actual cost	Actual cost	Actual cost	Actual cost