

BOWEN ISLAND MUNICIPALITY

Minutes of the Hood Point Water System Local Advisory Committee Meeting held on Friday, February 18, 2005 at 3:00 p.m. in the Council Chambers located at the Bowen Island Municipal Hall, 981 Artisan Lane, Bowen Island, British Columbia.

COMMITTEE IN ATTENDANCE

Steve Hoffer – Chair
Mike Corney
Gordon Lyall
Tom Rafael
Bob Sangster
Mike Shields
Mallory Smith

COUNCIL IN ATTENDANCE

Councillor Alison Morse

STAFF IN ATTENDANCE

Joanne Cunday – Director of Finance

OTHERS IN ATTENDANCE

Gayle Ferguson – Minute Taker

CALL TO ORDER

The Chair called the meeting to order at 3:05 p.m.

APPROVAL OF AGENDA

HP RES# 05-01

It was Moved and Seconded

That the agenda be adopted as circulated. CARRIED

APPROVAL OF MINUTES

HP RES# 05-02

It was Moved and Seconded

That the minutes of the Hood Point Local Advisory Committee held October 8, 2004 be approved as amended Page 2, 7th bullet change “840 and 844 Columbine Road...” to “1840 and 1844 Columbine Road...”
Page 2, 9th bullet change “on one lot” to “...on two lots.”

CARRIED

BUSINESS ARISING FROM MINUTES

Confirm Water user’s billings, date and amount

Joanne Cunday, Director of Finance noted that the anticipated date for water billings would be April 30, 2005.

Review issue relative to water user fee bylaw

The Committee reviewed the following issues related to the water user fee bylaw:

1. 1840 Columbine Road was assumed to be two houses on one meter. It was inspected and found to

be one house with two meters but only one meter activated;

2. 1791 Eagle Cliff Road is two attached dwellings rented to two separate people and is being billed as two dwellings;
3. Definition of “single family dwelling”;
4. Regarding lots and water use charges, are two meters to one lot legal? 1814 Howe Road has 2 meters;
5. The suggestion was made to have a user fee for vacant lot owners not owning other properties. Presently there are six vacant lots which are not being charged for water maintenance.

Review outstanding easements

The Chair reported that there were three easements outstanding, which were under review and the Committee would be notified when the issue had been resolved.

Review water meter monitoring system from April 1- October 1, 2005

The Chair suggested that water users be advised that the Committee would be monitoring water meters as of April 1, 2005 and users should be encouraged to conserve water. He agreed to write an article for the April 1, 2005 Newsletter regarding the issue prior to the annual general meeting in May, 2005.

Review Hood Point Properties subdivision application

The Chair reported that Municipal Planning staff had advised that the Public Works Superintendent would notify the Committee when an application for subdivision had been received.

Joanne Cunday, Director of Finance noted that it would be important for the Committee to establish a connection fee for subdivisions.

Review fire protection/system storage application

It was noted that the Provincial Government had established 1,000 gallons per 90-minute period as the flow required for adequate fire protection.

The Committee deferred further discussion of the issue of adequate fire protection until the Public Works Coordinator could comment on the legal requirements.

REPORTS

Joanne Cunday, Director of Finance re: Budget

Joanne Cunday, Director of Finance reviewed the 2004 budget.

The Committee discussed possible amendments to Bylaw No. 114, 2004 and Bylaw No. 37, 2000.

HP RES# 05-03

It was Moved and Seconded

That the Hood Point Water System Local Advisory Committee recommend to Council that Bylaw No. 37, 2000 be amended as follows:

1. Change No. 1 (b) to read “a tax of \$100 on all parcels of land classified into Group B;
2. Eliminate the provision in No. 1;
3. Eliminate Numbers 2, 3 and 4; and
4. Rewrite No. 5.

CARRIED

HP RES# 05-04

It was Moved and Seconded

That the Hood Point Water System Local Advisory Committee recommend to Council that Bylaw No. 114, 2004 be amended to read “*In respect to each single-family dwelling an annual rate of \$651.*” CARRIED

Joanne Cunday, Director of Finance reviewed the 2005 budget as follows:

- Legal Budget Line Item – The Committee agreed to leave the \$3,000 amount in 2005;
- Water Operations Budget – \$3500 includes the \$2,000 to clean the reservoir;
- Miscellaneous – Replacement of chlorine pump at \$1,000;
- Debt repayment – Committee agreed to leave \$28,610 in the 2009 budget column.

Regarding applications for subdivisions, the Director of Finance noted that if an application had been officially filed, there would not be the possibility of levying additional amounts. However, the Island Community Planner could negotiate amenities for the Hood Point Water System. She noted that Bylaw No. 5 addressed the installation of water systems within subdivisions of lands but did not include a capital recovery charge. She suggested the Bylaw be amended to include a capital recovery charge.

Discussion followed.

HP RES# 05-05

It was Seconded and Seconded

That the Hood Point Water System Local Advisory Committee recommend to Council that Bylaw No 5, be amended to include a cost for capital recovery charge for

each new lot created by subdivision in the amount of
\$10,000 per lot. CARRIED

HP RES# 05-06

It was Moved and Seconded

That the Hood Point Water System Local Advisory
Committee recommend to Council that the 2005 Five Year
Financial Plan be approved, as amended. CARRIED

Bob Robinson Public
Works Coordinator re:
Meters

The Committee received for information the memo from the
Public Works Coordinator dated November 16, 2004 related
to readings and repair of meters.

NEW BUSINESS

Election of Chair
HP RES# 05-07

It was Moved and Seconded

That Steve Hoffar be re-elected by acclamation to serve as
Chair of the Hood Point Water System Local Advisory
Committee for 2005. CARRIED

Discuss signage for
watershed area

The Chair noted that the design of the signage was
acceptable and he would discuss with the Public Works
Coordinator the cost for signage.

ADJOURNMENT

The meeting adjourned at 5:30 p.m.