



MINUTES OF THE SPECIAL MEETING OF COUNCIL FOR THE CORPORATION OF THE VILLAGE OF BURNS LAKE HELD IN COUNCIL CHAMBERS ON Tuesday, March 10, 2020 AT 6:00 PM

PRESENT

Mayor D. Funk
Councillor Wiebe
Councillor White (arrived at 6:45)
Councillor Hill
CAO Worthing
Director of Finance S. Meeds
Director of Public Works D. Ross
Deputy Corporate Officer V. Anderson

GUESTS

PUBLIC

6 members of the public

MEDIA

None

CALL TO ORDER

Mayor Funk called the meeting to order at 6:03 p.m.

APPROVAL OF AGENDA

It was moved and seconded by Council

2020-03-10: 110

THAT the agenda for March 10, 2020, Special Meeting of Council be approved as presented.

CARRIED

PUBLIC AND STATUTORY HEARINGS; AND READINGS OR ADOPTIONS

PUBLIC COMMENT

None

DELEGATIONS

None

ADOPTION OF MINUTES

None

MAYOR AND COUNCILLOR'S REPORTS

None

REPORTS

Water and Sewer to Industrial Park – *previously viewed by Council*

BUSINESS ARISING

Water and Sewer to Industrial Park and Residents

- Staff explained the basics of financing of the proposed project.
- Staff explained that a new subdivision would lower the cost to each parcel owner.
- Staff gave an overview and challenges of proposed options for the delivery of water and sewer to the site.
- Staff read aloud two letters received from property owners, and both were not supportive of the project at this time.
- **Questions from attendees:**
- **What are the impacts on the rest of the system when adding more parcels?**
- No upgrades will be required. Water will be 400mm pipe, and sewer will be 300mm pipe.
- **Are the water tower upgrades sufficient?**
- The existing water towers are sufficient for the estimated increase in users.
- **What is the mix of businesses versus residential?**
- Roughly, ¼ business and ¾ residential
- The Burns Lake Heights property could add approximately 80 lots.
- **How is the decision made?**
- A local service area could be implemented. To implement voting would be held, and more than 50% in favour is required to implement the service.
- The owners of at least 50% of the parcels that represent at least 50% of the assessed property values must vote in favour
- **Is there a way to get the town to pay for a portion of this?**
- Discussion of future development.
- Discussion of whether industrial site property owners are currently paying water and sewer user fees to the Village. Water and Sewer fees are not charged to the property owners in the industrial site because they do not receive those services.
- Discussion of growing the industrial tax base in the community, which would ultimately reduce residential taxes.
- Discussion of the length of time that the water and sewer issues to the industrial site have been discussed.
- In 2017, the Village updated the costs of the 2009 plan to supply water to the industrial park.

- **Is there any federal/provincial funding?**
- No, there is not at this time.
- Economic Diversification was discussed, and perhaps the Village should subsidize the project to help grow the community.
- **What would happen if someone was to pay the upfront cost and then more lots are developed?**
They would not receive money back.
- Typically, federal/provincial grants fund existing infrastructure.
- **Does the Village have reserves that could be used to offset the expenses?**
- There is some money in the Northern Capital Grant that possibly could be used.
- **What about the delivery of just water?**
- To get a firm expense, we would have to complete the \$110,000 study.
 - Businesses would be interested in water.
 - Discussion of house insurance.
- **What was the cost in 2012?**
- Staff did not know the cost off-hand.
- The bid process was discussed, and the potential to have local contractors involved.
- **How would Village Heights be subdivided?**
- A developer would typically buy and develop the site.
- Discussion of the cost of water and sewer delivery based on the industrial site plus any lots if developed on Village Heights.
- In any given year, the debt costs are divided by the number of properties to figure the annual fee to be paid.
- The cost of lots in Burns Lake makes it challenging to develop and sell the lots.
- Staff asked for a show of hands as to who was interested in water and sewer delivery to the Industrial Park.
- Yes? 4
- No? 2
- Maybe? The two that answered “no” said it could be a possibility, and that it would depend on the costs for residential property owners.
- The next steps are to decide whether to complete the \$110,000 study. Staff will bring a report back to Council for a decision.
- Discussion of the cost to replace private wells and sewer systems.
- Discussion of businesses paying more, staff will investigate options and report back to Council.
- Discussion of the access road on to Romieau Drive. The engineered drawings/study will be completed

this year, with the hope of the work being completed in 2021.

- The road should be raised to install the water and sewer.
- Last fall MoTI completed some survey work.

ORIGINAL COMMUNICATIONS – ACTION None

ORIGINAL COMMUNICATIONS RECEIVED AND FILED None

NEW BUSINESS None

ACCOUNTS PAYABLE None

PUBLIC QUESTION PERIOD


ADJOURNMENT

It was moved and seconded by Council

2020-03-10: 111

THAT March 10, 2020, Special Meeting is adjourned at 7:21 p.m.

CARRIED



MAYOR



CORPORATE OFFICER

Certified to be a true copy of the minutes of the Special Meeting of Council for the Corporation of the Village of Burns Lake held on Tuesday, March 10, 2020.