

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for
Tuesday, March 21, 2023, at 7:00 p.m. in **Multipurpose Room at Anmore
Elementary School, 30 Elementary Road, Anmore, BC**



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Doug Richardson
Councillor Polly Krier

ABSENT

Councillor Kim Trowbridge
Councillor Paul Weverink

OTHERS PRESENT

Karen Elrick, Chief Administrative Officer
Lena Martin, Manager of Financial Services
Chris Boit, Manager of Development Services
Scott Donaldson, Operations Superintendent

1. Call to Order

The meeting was called to order at 7:00 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R026/23 That the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

None.

4. Delegations

(a) Countryside Strata

Ted Littlewood and Stephanie Gabriel, Countryside Strata representatives, distributed and provided a presentation which is included as Attachment 1 and forms part of the original minutes. In response to concerns raised, staff reiterated that there is no change to service for water delivery, rather the meter will now be read at the property line and billed directly to the strata, as is standard practice with strata properties. It was noted

**PRESENTATION TO ANMORE VILLAGE COUNCIL BY BCS STRATA 3635 DELEGATION –
March 21 2023**

RE: Proposed transfer of water meter reading responsibilities to Strata

Executive Summary of our Position:

- a) We object to the proposed change (i.e., the withdrawal of the water metering service), namely because of the negative impacts it will have on our strata, regardless of which of the two proposed alternatives suggested by the Village were to be adopted;
- b) We propose alternatives that will hopefully address some of the Village's concerns as we understand them so that the subject service can continue uninterrupted;
- c) We make submissions regarding why the subject service should not be discontinued. In our respectful submission, the proposed change
 - i. is unilateral and does not have the Strata council's agreement;
 - ii. breaches the *Community Charter* because it constitutes a withdrawal of service and was not made by way of a bylaw; and
 - iii. is unfair because it is being unequally applied to other stratas in the Village;

We will briefly touch upon these points and welcome questions the Council may have for us.

A. The Negative Impacts On Our Strata of the Proposed Change

1. The Village had initially described two options regarding the proposed change: (1) to have a single meter installed at the road; and (2) to have our strata read individual meters.
2. We respectfully urge the Village Council to reconsider the negative impact of the proposed change on our strata regardless of the option.
3. A single meter reading at the meter currently installed at the entrance to our strata complex will result in
 - a. higher water consumption and costs due to:

- i. **the expected increase in personal water consumption** - Excessive water users will know that the others will bear the burden of their water misuse and will continue and likely even increase their water overconsumption.
 - ii. **the expected decrease in efforts to reduce water consumption.** Users who would otherwise make reduction efforts to their water use will likely feel that those efforts are futile since they must now pay for the water overuse of excessive users, leading them in turn to abandon any efforts to save water; and
- b. conflict amongst our residents due to the inevitable resentment borne out of having to pay a higher bill for others' overconsumption.

In our respectful submission, the above predictable outcome is directly at odds with the Village's emphatically stated commitment to sustainable practices and environmental conservation, and ought to be perceived as a pitfall of this approach by the Village council and Anmore residents at large, not only those who live within our Strata.

4. The delegation of the subject service to the Strata will result in:

- a. increased costs in time, training, and equipment to the Strata respecting the reading of the meters; and
- b. increased accounting costs to the Strata associated with invoicing 92 individual properties, collecting fees, sending reminders for overdue accounts, and arranging for penalties for late payments, among other things.

In our respectful submission, the administrative costs described above will only increase over time. Unpaid accounts are detrimental to a strata with older infrastructure, whose priorities are saving for essential infrastructure maintenance, repairs, and routine end-of-life replacement costs.

5. In addition, we understand that the Strata would have to continue paying without discount into the Village's tax base, which gives rise to a powerful argument of unfairness.

To strengthen this latter point of unfairness, we would like to add that the Strata already faces an unfair burden of billing regarding metering that does not seem to exist in parity with other stratas with no "street meter". It has recently come to our attention that such stratas do not pay for leakage upstream of the individual units even if that leakage falls on strata property/infrastructure. For example, AGE, the strata most similar to ours, does not even have a roadside meter at its entrance. The only reasonable inference is that the Village would bear any water leakage (and cost of the same) from AGE's common property infrastructure.

Conversely, the Strata has paid for all water that runs through our roadside meter, including any leakage, for the past 14 years to the tune of hundreds of thousands of dollars. In 2020, we had a leak "upstream" of a dwelling water meter. We appeared before Council with a request to assist us to pay the resulting overage costs. The Village refused to assist us.

Nevertheless, the Village has used language in their correspondence with us, indicating a need “for changing water billing practices across the Village”, strongly implying that the changes are Village-wide. As far as we know, the Village unfairly targets this Strata alone.

B. Proposed Alternative to the Proposed Change

1. The Strata's preference is that the Village continues providing the subject service using the meters it sold to individual owners by the Village.
2. In exchange for the continued service, the Strata is prepared to:
 - continue paying the bill from the Village for the few vestigial “unreadable meters” remaining in the complex; or
 - alternatively, mandate replacement or relocation of “unreadable meters” on affected properties so that Village staff may safely and efficiently read all individual meters.

In addition, the Strata will address any reasonable material safety concerns the Village may have regarding continuing to provide the subject service. At this time, the Village has not particularized their “health and safety concerns” related to meter reading.

We now make our brief submissions respecting why we object to the proposed change.

C. Submissions

i.) The proposed change is unilateral and does not have the strata's agreement.

The strata council acknowledges that the Village has contacted strata council as far back as November 2020 regarding this issue.

The Strata engaged in communications with the Village regarding this matter in good faith, and implicitly reserving its rights to dispute any decision that would prejudice the Strata's interests. However, the Village refused to consider our proposed alternatives regarding the subject issue. The strata expected that these discussions would continue with the Village.

Only recently, the Village opted for unilaterally deciding on the proposed change, albeit allegedly partial, without the strata's agreement or consent. The Strata was never invited to make submissions and was not asked to provide its consent regarding the withdrawal of the service before the Village made its decision, breaching the Strata's right to reasonable notice and right to be heard.

ii.) The proposed change breaches the Community Charter

In our respectful submission, the *Community Charter* permits the withdrawal of a service by a municipality only (a) with reasonable notice, and (b) when the recipient of the service has committed one of the prescribed transgressions, including failure to pay taxes.

- In addition to not receiving reasonable notice, the Strata did not commit either of the prescribed transgression that would justify the lawful withdrawal of the subject service.

In addition, we understand that the Village cannot delegate the subject service to the Strata, except if done by bylaw, which would trigger the strata's right to be heard and notified of the bylaw readings before the same are passed.

iii.) The proposed change is unfair

- The Village, fully equipped to continue the subject service, proposes to offload this burden onto the Strata without compensation or tax break of any kind to cover the costs flowing from the adoption of such burden.
- In our respectful submission, establishing an administration system of the subject service is much less cost-effective for the Strata than for the Village. In addition, issues such as arrears are much easier for a larger organization such as a municipality to address and manage than a volunteer-run Strata with no efficient means to address delinquency.
- The Village's second option regarding the subject service (i.e., delegation) is particularly unfair in that the dwellings in our Strata complex vary quite widely in size, from 700 square foot mobile homes to 4000+ square foot houses, so aggregation is more likely to be unfair than in a complex with dwellings of similar or more uniform size.

Thank you for your time and consideration, and we are open to questions that you may have for us.

that other strata properties within Anmore that are still currently billed separately will be moved over to this same process as necessary infrastructure updates are complete.

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on March 7, 2023

It was MOVED and SECONDED:

R027/23 That the Minutes of the Regular Council Meeting held March 7, 2023 be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

7. Consent Agenda

It was MOVED and SECONDED:

R028/23 That the Consent agenda be adopted.

Carried Unanimously

(a) Lower Mainland Local Government Association – Annual Conference and AGM

That Council authorize Councillor Polly Krier to attend the 2023 Lower Mainland Local Government Association Annual Conference and AGM May 3-5, 2023 at Harrison Hot Springs, BC at a registration cost of \$650.

(b) Request for funds for SVFD Volunteer Appreciation Dinner

That Council contribute on behalf of the Village of Anmore to the Sasamat Volunteer Fire Department Volunteer Appreciation Dinner the amount of \$400.

8. Items Removed from the Consent Agenda

9. Legislative Reports

(a) Anmore Green Estates Local Area Service Loan Parcel Tax Establishment Bylaw

It was MOVED and SECONDED:

R029/23 That Council adopt Anmore Green Estates Local Area Service Loan Parcel Tax Establishment Bylaw 684-2023

Carried Unanimously

(b) 2023 Anmore Water Rates and Regulations Bylaw Amendment

It was MOVED and SECONDED:

R030/23 That Council give first, second, and third readings to Anmore Water Rates and Regulations Amendment Bylaw No. 675-2023.

Carried Unanimously

(c) 2023 Anmore Solid Waste Management Bylaw Amendment

It was MOVED and SECONDED:

R031/23 That Council give first, second, and third readings to Anmore Solid Waste Management Bylaw Amendment No. 676-2023.

Carried Unanimously

10. Unfinished Business

None.

11. New Business

None.

12. Items from Committee of the Whole, Committees, and Commissions

(a) HUB Borrowing Next Steps

Ms. Lena Martin, Manager of Financial Services, provided an overview of the staff report.

It was MOVED and SECONDED:

R032/23 That Council direct Staff to draw partial funds for the HUB Loan by Temporary Borrowing Bylaw; AND;
That Council to direct Staff to draw full funds for the HUB Loan by Long Term Borrowing.

Carried Unanimously

13. Mayor's Report

Mayor McEwen reported that:

- He attended a strategic planning session with Council and staff on March 13
- He attended announcement with Mayors council regarding Translink funding
- He will be going to Victoria next week as Vice Chair of Metro Vancouver for CAO meetings as well as Municipal Finance Authority
- Will be attending strategic planning session with Metro Vancouver next Friday

14. Councillors Reports

Councillor Polly Krier reported that:

- She was away from last meeting organizing Tri City Homeless count
- Mental Health Task Force has taken a pause but will provide more information on any further updates
- She completed Responsible Conduct for Elected Officials training
- She attended Share imagine gala which raised \$200,000
- She participated in Council photos, finance committee meeting and strategic planning sessions
- Easter Egg hunt and colouring contest will be Saturday April 8
- She will attend Heritage Woods capstone day
- She noted update from beneath the surface on the council agenda

Councillor Doug Richardson reported that:

- Further to a question at last Council meeting questioned reference to Anmore by provincial government regarding the Housing Supply Act

It was MOVED and SECONDED:

R033/23 That Council direct staff to send a letter on behalf of Anmore Council to Premier Eby and Minister Kahlon requesting clarification on specifics regarding Anmore being mentioned regarding the Housing Supply Act in their recent statements.

Carried Unanimously

15. Chief Administrative Officer's Report

Ms. Elrick reported that:

- Water main flushing will begin March 27 for approximately three weeks
- Additional garbage collection was added on March 31 for all three streams
- Easter Egg hunt will be held at Anmore Elementary on the field at 11 a.m. Saturday April 8. Colouring contest was sent out to residents and is available on the website and at Village Hall

16. Information Items**(a) Committees, Commissions and Boards – Minutes**

None.

(b) General Correspondence

- Communication dated January 17, 2023 from BC Epilepsy Society regarding International PURPLE DAY;
- Beneath the Surface progress report

17. Public Question Period

Nancy Maloney, asked about Council committees. It was noted that committee activities will be evaluated once the Manager of Corporate Services position is filled.

Joerge Dyrkton, asked about funds collected by Ugly Sweater Christmas dash and it was noted that he should ask the organization as this was not a Village event. He also asked about documenting stages of Community Hub construction and it was noted that this is being done by the general contractor.

Linda Weinberg, asked about Ma Murray Lane subdivision development delegation at the last meeting and whether sewer infrastructure would be required with that type of subdivision development. It was noted that this would not be a requirement under infill.

Greg Moore, asked if Council was aware that Anmore was not specifically mentioned in the statement regarding the Housing Supply Act rather the statement was that communities from Anmore to Vancouver would need to do their part related to the housing crisis.

Earl Batemen, noted that residents at Countryside were not informed by the strata of any ongoing discussions of change regarding water meter billing.

18. Adjournment

It was MOVED and SECONDED:

R034/23 That the meeting be adjourned at 8:00 p.m.

Carried Unanimously

“Karen Elrick”

Karen Elrick
Corporate Officer

“John McEwen”

John McEwen
Mayor