

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING**

DATE: November 30, 2009
TIME: 4:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Mayor Ken Becotte
Councillor Bob Perry
Councillor Dave Harris
Councillor Dave Kenyon
Councillor Allan Jackson

Larry Burk, Chief Administrative Officer
Guest: Lorne Davidson, Civic Consultants

ABSENT:

Recording Secretary, D. Key

1. CALL TO ORDER

Mayor Becotte called the meeting to order at 4:00 p.m.

2. LATE ITEMS

None

3. ITEMS FOR DISCUSSION

☐ Harrison Hot Springs
Public Boat Launch 2009
Operations Report

Harrison Hot Springs Public Boat Launch 2009 Operations Report

Councillor Kenyon said the operator's recommendations for minor adjustments are good ideas. Could consider having a different decal for each year. Decal should go on the boat instead of launch vehicle or trailer. The additional parking space was very beneficial.

Councillor Jackson suggested the parking pass fee be raised to \$20.00 and a 3rd lane for launching be constructed. Paid parking is an issue on Esplanade perhaps the EDC could look at the parking issue.

Councillor Harris agreed that a more recognizable parking pass could be developed and agreed with the suggestion of a 3rd lane for launching

Councillor Perry issue –concerned about switching of passes from one person to another should have self adhesive type.

Mayor suggested the issue of the parking pass and the possibility of a 3rd lane be referred to the Administration and Finance Committee.

The other issue is the lack of bylaw enforcement regarding parking problems.

Councillor Harris asked whether we have had feedback from the proponents of the boat launch parking lot about the possibility of continuing the agreement for next year and what the income had been. CAO advised that we are waiting for the return of the agreement.

4.

DELEGATIONS

□Report of Chief
Administrative Officer –
November 9, 2009
Re: Conversion of the
current Executive Hotel to a
Strata hotel – 190 Lillooet
Avenue

R. Malik, Executive Hotel

CAO gave a brief review of his report. Then proceeded to brief Council on the issues and perspective of Whistler's experiences with strata hotels.

Hotels are seasonally and economically market driven. Assessment values of a hotel property includes consideration of its net revenues as well as the land and building(s). Thus taxes on these kinds of property each year or each time the Assessment Authority sets its values may change.

Mr. Malik asked for approval in principle. The Mayor advised that Council does not provide approval in principle and indicated that it is his obligation to provide criteria such as engineering reports, etc to the Village in order to move ahead.

The CAO will provide a report to Council after all issues have been dealt with. At that time Council will consider the recommendations in the report. Your next steps would be to consult with the CAO as to the list of issues to be dealt with including engineering, architectural and bylaw details as required.

Councillor Harris asked about the parking situation. Currently there are fewer covered spaces than there are units. How will that be addressed in future? Mr. Malik says there is underground parking and open parking next to Crazy Fish Bistro. We were approved by combining those two parking areas. Councillor Harris questioned if bought as strata unit would they be able to stay for extended periods of time. Mr. Malik said people would not likely stay for extended periods of time since the suites/rooms are not equipped with kitchen or cooking facilities.

Councillor Perry suggested this be referred back to staff.

Kevin O'Neil (Manager) says the idea is to drive more use and traffic into shoulder seasons since actual owners will tend to use their investment other than during peak season when they can realize some economic benefit from rental income.

Councillor Jackson asked about owners paying hotel tax. Would that tax be based on rack rate?

Mr. Malik is trying to increase occupancy of the hotel. Councillor Jackson asked staff to consider the possibility of losing hotel tax.

Councillor Kenyon indicated the need/assurance to maintain the current level of hotel tax revenues.

Mayor recommended that the delegation meet and work closely with staff in order to meet required and identified criteria so that Council can consider the application and recommendations from staff. He thanked the delegation for attending.

5.

ITEMS FOR DISCUSSION (CONTINUED)

☐ Village of Harrison Hot Springs Waste Water Treatment Plant Project

Harrison Hot Springs Waste Water Treatment Plant Project

The CAO began by reviewing issues associated with project. He indicated he reviewed nine (9) documents/reports on various parts of the Village's waste water treatment both plant and infrastructure that had been commissioned from as early as 1984.

There appears to be major indications that problems existing in the infrastructure – distribution system within the Village. The mains are failing or are very old causing infiltration of storm/rain water. This water then flows in the system to the treatment plant where it is treated as sewage before being discharged to the Harrison River.

Added to the infiltration it seems that over the years many areas, lots and homes or buildings, in order to relieve surface drainage problems, have connected directly to the sanitary sewer system. This further exacerbates the capacity and treatment problems within our wastewater treatment process.

The added storm water volumes have caused the Village to exceed the maximum permitted output volumes at the WWTP. Records show that most every time our outfall discharge exceeded permitted levels those occurrences were directly related to heavy or extended rainfall events.

Also our water table within the Village is influenced heavily by the level of Harrison Lake. The lake levels rise dramatically during the spring freshet typically between mid May and end of June. Again records show that our highest volumes of discharge at the WWTP are in those months. When heavy rainfall events occur during this time the flows are doubly impacted.

All of these signs point to a serious infiltration and inflow (I&I) problem. Currently I am awaiting response to an RFP from consulting firms to

undertake a major I&I assessment of our systems.

It is my considered opinion that we need to evaluate our system from the source in order to provide an approach on how and what to do with respect to waste water treatment in the Village. By going ahead with the connection to the District of Kent it only moves a problem from one location to another and at an immediate heavy cost burden to the residents of the Village.

Also before understanding what fixes or upgrades we need to make at the plant, it is imperative we make sure we are treating sewage waste only and not building or upgrading to simply treat high volumes. We really should only be treating sewage.

CAO invited Lorne Davidson, Civic Consultants to comment on the issues associated with the proposal from the District as well as provide any feedback and elaboration of the above scenario.

The Mayor indicated that it is imperative from this meeting that there be good direction from Council to staff on next steps.

The CAO then reviewed responses or comments with respect to the Memorandum of Understanding and connection agreement submitted by the District of Kent earlier in November:

- DoK suggests VHHS pay for odour system.
- Response: they have an existing odour problem. Addition of the flows from VHHS will have little if any affect to the odour. Therefore maybe a token contribution or at best a pro-rated cost;
- DoK suggests VHHS pay for all SCADA updates.
- Response: SCADA is a system providing benefits to operations. VHHS addition does not change the technical requirements of a SCADA system. SCADA does not monitor on the basis of higher volumes then more SCADA. It is a system. Therefore sharing in what might be a proportionate cost is appropriate. VHHS paying for the full SCADA is not acceptable. Also SCADA is a system operation improvement tool. Where is there any notation or suggestion that the operation improvement is adjusted to reduce the operations at the AWWTP? There estimate for operations in the agreement suggest it is made at today's costs. SCADA will make a difference to that.
- DoK wants to administer design process.
- Response: it is recommended that the whole system from VHHS to the property line of the AWWTP be owned by VHHS. Therefore DoK has no involvement with the administration other than to maybe review the design and provide minimum standards for the construction and installation. All parts of the system that are on Provincial highways should be owned by VHHS at the least. Only

part on municipal roads can be suggested to be under joint ownership if VHHS agrees.

- DoK suggests a volume for maximum peak wet weather flow capacity for 35,000 people.
- Response: VHHS will construct a system to handle flows from VHHS. Any changes or adjustments to that part of the system between the VHHS boundary and the AWWTP would be at cost to others.
- It is suggested that it will cost \$4.5 million to upgrade the AWWTP and that cost is to be apportioned to VHHS.
- Response: first VHHS requires a peer review of the upgrades including long term demand calculations. Secondly VHHS has not problem with paying for upgrades that benefit the Village. However paying for upgrades that benefit others should not be part of the VHHS requirement. It is understood that upgrades at the plant will be enough to benefit prison expansion and connection for all lands within DoK and that VHHS agree that VHHS will provide this with no latecomer or connection costs.
- Response: why should VHHS be responsible to provide a benefit to others with no cost recovery?
- DoK indicates that VHHS cannot exceed wet weather flows of 5750 cubic meters.
- Response: We are at 2600 worst case scenario now. This will improve as we replace, repair and reconstruct failing infrastructure. VHHS will require a review of our annual user fee when these numbers decrease. Also if the operation of the AWWTP is considered using the 5750 cu m then they need to re-visit their assessment fee.
- DoK wants VHHS to determine a DCC to be given to DoK for ultimate improvements to their system.
- Response: VHHS is providing improvement to our ultimate population growth projections in the \$4.5m upgrades. Why then does DoK expect payment for something that we have already paid for. DCC's do not cover operational costs. They are for system extensions. No system extensions will be required for VHHS.
- VHHS should be asking DoK to pay DCC's or latecomers to us for any additional connections to the system over time. DoK will be looking to add Rockwell residents onto a sewer system eventually. The system runs through VHHS. DoK will have to pay for any oversizing or capacity improvements of any infrastructure in VHHS. DCC's can only be applicable to extensions to an existing system due to new development. Existing development has to pay its own way.
- DoK wants VHHS to pay all costs to administer the upgrading at the AWWTP.
- Response: VHHS should pay its "share" only. The upgrades benefit Kent and the prisons.

- DoK suggests they can make decisions to shut VHHS off at any time and the only process is through arbitration.
- Response: this is too restrictive. VHHS seems to have no control of its fate. VHHS can not operate with the fear of no control over the system being taken away. DoK has to agree to a perpetual assurance that there will be no interruption to service under any circumstances. VHHS is paying fees to use. VHHS can agree to be party to the MoE permits etc, and share equally in the liability of the system regardless of source problems. However it cannot agree to be subject to the whim of any decision made by the so called host.

Councillor Perry asked if there was one particular area in the Village that contributes to the flow problem. The CAO indicated that without specific I&I reports the early documents suggest that a lot of the problem comes from the mains north of the Miami River. In discussion with PW staff however pump station 3 and 4 show significant increases in flow during rainfall events and they move sewage from the furthest south residents.

Councillor Perry asked if there had been any correspondence from Corrections Canada. CAO indicated that VHHS had no correspondence recently. However D&K is now preparing a report/business case for CSC to connect to DoK.

Councillor Harris commented on an excellent report from the CAO. He added that flow is from the Resort Hotel contribute to our flow at the plant and that this is pure water and not sewage.

Councillor Perry indicated that at the last regular meeting of the strata at Laguna they provided a report on converting all their toilets to low flush. Will the Village be promoting conversion? CAO says the thought is there - but how to go about it has yet to be considered. It will come up with our GHG and carbon footprint calculations complete with recommendations on how and what we should do to promote anything we can?

Councillor Perry asked what does the Village expect Kent's reaction to be? CAO suggests that other than the fact they are proceeding with their plant upgrades, it is hard to say whether the upgrades will include the potential for including VHHS or not. We haven't been kept up to date with their plans on those upgrades vis a vis an ability to review plans or designs. CAO cannot guess as to the reaction when/if we decide not to proceed with the KHC project.

The Mayor suggests with all that is before us now he doesn't believe we should proceed with the KHC project.

Councillor Jackson says we should go our own way and focus on our own.

Councillor Kenyon suggested we fix our own problems in our pipes and get our sewage flow under control before we proceed with upgrading our plant.

Councillor Harris said our budget will need to include sustaining our flows while improvements are being made.

The CAO says we need to talk to Victoria in order to re-scope the MRIF grant. He suggested the most prudent approach would be to travel there to meet with Greg Brown directly.

Of importance to retaining our own plant is to visit the Licence of Occupation through ILMB to make sure we can keep the plant there.

Moved by Councillor Jackson
Seconded by Councillor Harris

THAT staff be directed to move ahead on re-scoping the project through MRIF; and

THAT the re-scoping be based on improvements to our infrastructure system with phased improvements to the plant up to the amount of funds already approved; and

THAT a budget and upgrade plan be in made which will move forward with appropriate upgrades to the plant when appropriate assistance and budgets can be implemented; and

THAT staff report back to Council with costs and timetable for the project.

CARRIED

6. **REPORTS FROM MAYOR, REPORTS FROM COUNCILLORS**

None

7. **STAFF REPORTS**

Addressed in the delegation/

8. **QUESTIONS FROM THE PUBLIC**

None

ADJOURNMENT

Moved by Councillor Perry

Seconded by Councillor Kenyon

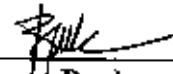
THAT the meeting be adjourned at 6:02 p.m.

CARRIED

Certified a true and correct copy of the
November 30, 2009 in Council Chambers,
Village of Harrison Hot Springs, BC



Ken Becotte
Mayor



Larry Burk
Chief Administrative Officer