

**Minutes of Committee Meeting  
of City Council  
Held Monday, November 23, 2015**

**Present:**

Mayor McDonald, Councillors Forgette, Shogren, Bain, Maroosis, Anthony, Vaillancourt, King, Serran, Mayne, Vrebosch.

**Community Services Committee:**

No Items Dealt With.

**General Government Committee:**

GG-2015-10      Reports from Margaret Karpenko dated October 13, 2015 and November 18, 2015 re: 2016 Preliminary Water and Wastewater Calculated Rates.

Public Meeting Held under the *Municipal Act*.

Councillor Forgette explained the purpose of the meeting.

The City Clerk advised that notice of the meeting was given by way of advertisements in the North Bay Nugget on Saturday, October 24<sup>th</sup>, 2015 and Saturday, October 31<sup>st</sup>, 2015.

Margaret Karpenko explained the proposed calculated rates.

Councillor Forgette asked for public presentations.

1. Gary Gardiner – North Bay
  - There has been significant discussion regarding capital projects for growth within this budget.
  - The City's budget process is interesting, but nowhere is there real concern for the customers that are required to pay for this budget.
  - Some residential customers have seen 20 to 25% increases in their water bills.
  - The suggested rates will result in some savings.
  - The new rates will see some industrial, commercial and institutional users with double digit increases - up until now this group was heavily subsidized by the residential user. These businesses need time to adjust.
  - There appears to be concern for land developers. It has been suggested that North Bay is be in danger of running out of serviced building lots.
  - To the question of serviced lots – the development on Perut Street has at least 20 lots; the development in Graniteville has 50 plus lots; Golf Club Road has 20 plus lots; Trillium Woods development plan has 40 lots with another 30 planned; and Phase 3 on Kenrita has 10 lots.
  - Future phases would be released as the market dictates. Developers will only service the next phases as the current inventory reaches a certain threshold.
  - If this investment strategy is good for the developer, why is this not a good model for the city?
  - Suggests the Planning department should report on the total number of lots that have been approved through various subdivision plans as well as the number of infill lots (such as the former hospital sites). With this information can you have a meaningful debate on investment in development growth and what are appropriate levels of

- investment.
  - His second comments are regarding the customers' ability to pay. It is his opinion that the affordability of home ownership is slipping away as a result of increasing taxation and utility cost. There is no reason that the capital investment has to be \$7M next year. It could be \$6M or even \$5M. By using planning information, he believes that the City can maintain an adequate inventory of serviced lots, with a slower rate of capital investment.
  - The North Bay & District Homebuilder's Association is right that North Bay is losing housing starts to other jurisdictions. It is his opinion that one of the major reason custom homes are built elsewhere is to avoid the high property tax and utility charges in North Bay. If we want growth then we have to become competitive.
  - He has advocated that everyone should pay the same.
2. Les Warner & Paul Gobby – on behalf of Nipissing Condominium Corporation No. 10
- Copy of presentation provided.
  - Condominium has 30 units.
  - Their water is metered for years and they have been paid for their consumption.
  - Neptune installed a meter which they believe is too large – will have to hire a mechanical engineer to prove this.
  - Based on document received from the City their monthly bills will increase by 51%.
  - They cannot afford these astronomical rates.
3. Rod Porter – North Bay
- There has been a lot of talk about new developments, but why not upgrade and fix the older parts of the City?
  - The older parts of the City are being ignored.
  - There is an issue with frozen water lines on Maher Street.
4. Miles Peters – North Bay
- Appreciates all the work done on the Water Budget
  - Last year there were a lot of frozen water lines in the City.
  - There is a fear that those running water as a precaution (and who have not been previously identified) will face exorbitant costs. Some people have always run their water as a precaution and have not been identified by the City.
  - Proposes an addendum to the Frozen Water Policy to encourage residents to run water as a deterrent to frozen water lines – bills will not exceed the maximum of 3 summer months' bills (when consumption is at its highest). Allow for a break-in period for a couple of years.
  - Need to put money into maintenance of existing infrastructure rather than future growth.
5. Emile Iliescu
- Is the City interested in saving water?
  - He has tenants and they waste a lot of water and there is nothing he can do about it.

Direction: Committee Report be brought forward to Council on November 30, 2015.

GG-2011-16 Report from C. M. Conrad dated August 2, 2011 re Election Campaign Signs.

Direction: Item deferred to a later date.

GG-2015-15 Report from Shannon Saucier dated November 5, 2015 re: 2016 General Capital Budget and 2016 Water and Wastewater Capital Budget, with the 2017-2025 Capital Forecast Plan.

Direction: Item to remain on Committee for Special Committee Meeting of Council on December 8, 2015.

**Engineering and Works Committee:**

No Items Dealt With.

Committee Meeting of Council adjourned at 8:53 p.m.

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Mayor Allan McDonald

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City Clerk Catherine Conrad