

MINUTES OF THE RIVERSIDE ESTATES 2018 ANNUAL GENERAL MEETING

LIEU: NOSTALGIA COUNTRY HALL, 5185 STRATHCONA AVENUE

DATE: WEDNESDAY, NOVEMBER 21ST, 2018

1. Call to order

Meeting called to order at 7:31PM.

2. Introduction of the Hamlet Board

- Emil Hallin, Chair
- Gail Hoshowsky, Secretary/Treasurer
- Roger Dilsner, Member-At-Large

3. Approval of the 2017 AGM Minutes

The 2017 AGM Minutes were made available to all residents prior to the meeting. Emil did an overview of the minutes, outlining actions that were taken (as discussed below) in response to those minutes. A general discussion followed, with questions and answers involving Adam Tittlemore from the RM office. These items overlapped with current meeting agenda items and will be expanded upon in those sections. The minutes from the prior year meeting were recorded based upon what had been discussed at that time.

[MOTION]: *The minutes of the 2017 AGM were moved for acceptance by Nancy Baltzan, seconded by Sheilagh Steer, and carried with all in favour.*

4. Approval of the Agenda

The Agenda was presented and the floor opened for any additional business items. Board member vacancy was added. The agenda was moved for acceptance, seconded, and carried with all in favour.

5. Board Member Vacancy

Gail Hoshowsky allowed her name to stand for another two-year term on the board.

[MOTION]: *Marie Racine nominated Gail, seconded by Sharon Ceslak, and carried with all in favour.*

6. Approval of Budget – Financials

The financials for the fiscal year ended October 31st, 2018 show revenues of \$120,594 and expenses of \$14,260 for a net excess of \$106,334. The reserve shows an ending balance surplus of \$247,797. However, there are adjustments from the prior year that may increase the beginning balance of the

reserve to result in an ending balance surplus of somewhere between \$247,797 and \$282,449, depending on how the amounts were adjusted and on the detailed interest calculation. Revised financials were not possible in time to present at the AGM; rather the meeting resident attendees were asked to approve a budget that would in all likelihood fall between those two limits.

[MOTION]: The budget and financials were moved for acceptance, subject to the adjustment that will increase the reserve surplus, by Ron Steer, seconded by Bev Townsend, and carried with all in favour.

7. Taxes – How Does the RM Spend Our Dollars

Adam will provide a handout for Emil to circulate by email with detailed numbers and information.

- The RM received a total tax levy of \$9.9M. A portion goes to schools; the balance goes to municipal taxes. Of that amount to the hamlet, 40% is allocated directly to Riverside for specific expenses and 60% to the RM for service wide costs.
- Service wide costs include fees and levies paid to firehalls, library divisions, Corman Park police, and similar organizations.
- The RM does send out newsletters with the annual budget and costs; this information is also on the website.

8. Tax Reassessment and Appeal

Residents are encouraged to have this issue made known to our members of legislature. It is difficult to accept the position of SAMA. Riverside is showing a trend of increasing property values, in contrast to other hamlets: in 2009, increase of 30% versus 35%, in 2013, 54% versus 63%, in 2017, 58% versus 39%. What will it be in 2021? It was suggested by Adam Tittlemore that in communicating with politicians that we also request that the assessments be done annually (as the existing SAMA documents strongly recommend) rather than every four years.

9. Fire Fighting Bills

Residents are alarmed by a \$50,000 bill that was presented to a family for the fighting of a fire that happened on their property. Information regarding a breakdown of fire costs and insurance from the RM will be circulated to residents by email from Emil. Other points of discussion:

- Homeowners have insurance to cover loss to property but need to check what coverage they have for the cost of fire fighting; owner should have a fire fighting rider on personal insurance. More information can be found on the RM website.
- An insurance company could insure the Hamlet but we would need approval from a majority of our residents.
- What are other hamlets doing? Is there any possibility to do something as a group?

- What can the RM do? Self-insure or provide other assistance?
- Annual levies are paid to fire fighting services (Saskatoon, Martensville, Warman, Osler) and anything above gets billed back to the RM which then recoups the expense when an actual fire occurs. This currently gets billed directly to the homeowner. Options for discussion all involve the RM accepting additional expenses and, presumably, raising taxes to cover these:
 - Self-insure to cover these occurrences,
 - Pay the expense and recoup through an increase in taxes,
 - Pay an additional levy to the fire fighting services to factor in the cost and distribute the increase amongst the hamlets, or
 - A combination of the above.
- Fire fighters will continue to bring out a tanker truck along with a pump truck; this all adds to the cost and provides extra support to fight the fire. The RM does provide flow rates to Saskatoon to instill confidence in the water supply with the argument that the tankers are, or will, not be necessary: the water service pipe is the same as in the city and the water flow should also be the same. The fire fighting services, since they do not have adequate insight into the hydrant testing procedures of the RM, currently do not believe that the flow from the hydrants is sufficient. The RM does test the hydrants regularly and provides these test results to the city of Saskatoon [the testing dates can be provided to anyone]. The tests show that the pressure and flow rate are adequate for fighting fires with hoses attached to the hydrants rather than to tanks. There are three rural areas that service these tanks but no hydrants anywhere have adequate flow rate to fill a tanker truck and return it to service, so already full tanker trucks are called out as needed.
- Grass fires differ from house fires and are generally more expensive to put out.
- If the fire is on the RM right of way, then, the RM pays.
- SaskPower will pay if it is a powerline spark that caused a fire.
- Adam explained that Council engages in an annual strategic session, usually in October or November. Options regarding fire fighting bills are discussed and concerns of the residents are taken into consideration.

Emil ended the discussion by thanking Adam for his input and asking that the RM review the bill that was presented to the family.

10. Water Utility and Water Rates

Emil opened the floor to Adam for further discussion, including questions and answers from residents.

- There were three possible tests to be performed: the RM pump test, the Dundurn Rural Water Utility (DRWU) meter test, and the pressure testing on the lines.
- The meter at the reservoir: this meter measures the incoming water and calibration tests indicate that its measurement error is much smaller than the difference between the incoming water volume and the total metered volume of water consumed in Riverside Estates. With respect to the distribution of water, there was ultrasonic testing (in ultrasonic testing leaks should be “audible” and detected by the instruments) and pressure testing but this could be done better by ensuring that all of the curb stops were closed when the pressure testing was done.
- In addition, the RM hired plumbers to go into the homes who found five additional cross connections, primarily linked to irrigation that was teed off before the meter. The new meters for the potable water system had to be installed inside the home, and a number of homes in our area had been set up with outside meters followed by a tee system that allowed some people to have “seasonal” connections to the raw water service. The new meters’ design required that they be installed inside homes, not in these seasonal locations (usually outside and only partially weatherproof). In some cases, the potable water installers may not have removed this valved tee junction, allowing for the possibility of unmetered water being consumed for irrigation purposes.
- Water rates increased due to the additional DRWU markup in a service fee and the recoup of losses from the potentially unmetered Riverside water usage.
- At peak times, there was a 25% water loss compared to an average of 5%.
- There were around 56 subscribers out of a total of 83 curb stops for the old raw water system; this increased to around 70 subscribers with the new potable water system for homes in the area.
- The RM has been running at a deficit over the past couple of years; the bulk water supply is from the City of Saskatoon and its fee is foreseen to decrease in 2020. This will help to increase the RM margin and eventually decrease the water loss deficit.
- Overall, water costs should decrease in 2020. If everything was normalized, there should be a \$2/cubic meter drop in cost.
- Currently, the recoup cost is reflected in the water rate. It is possibly not fair to recoup this loss from each home owner in the hamlet and focus should be on the houses where the problems were found. The RM is talking to these specific home owners to figure out how to recoup the losses (overage largely attributed to the cross connection).
- Fire hydrants are not metered so the cost is built in and absorbed by the hamlet.
- With respect to the distribution network (ownership and maintenance): the RM owns the pump-house to the curb stop and the homeowner owns from the curb stop to their house.

- A portion of the cost of supply lines was paid through a grant received by the hamlet of Riverside Estates that was utilized by DRWU. Apparently, DRWU does not make this public knowledge or seem to give recognition of this.
- The utility itself is within the purview of the RM; the RM operates five utility accounts (each on a stand-alone basis) and has been carrying some of the deficit with general revenues for Riverside water, but does not intend to continue doing this.
- The pipes that are being laid down on Lorne Avenue are for gas and not water.
- After the initial installation and conversion, there were some discrepancies with SaskWater but not losses like we have experienced lately. One significant difference was with seasonal meters but there are no longer seasonal meters.
- DRWU is making changes for various accounts but in our cases only has really one customer and that customer is the RM. By paying the highest rates to DRWU for the lowest level of service, Riverside Estates is effectively subsidizing the other subscribers.
- The RM feels confident that the issues have been rectified but will continue to monitor the meters for anomalies.

The residents asked for some clarification on the recent water advisory during the week of November 19th, 2018, and this was provided. Finally, Adam explained that interpretation of the “Blue Eye” SaskWater monitoring system changed and that this change required that the water drawn from the reservoir for chlorine monitoring be contained in a holding tank that had to be pumped out by a septic service every week. This is the reason for the change in chlorine level testing equipment; this equipment will pay for itself quite quickly as it eliminates the weekly service call. There was further discussion regarding the level of chlorine in our reservoir and the need to add chlorine as required to bring up the level of residual chlorine to that specified by Health Canada for water treatment and distribution systems. Operation of this instrumentation means that there is no danger of not enough chlorine, or elevated chlorine levels entering the water distribution system after treatment.

11. Tent Caterpillars

The residents all agreed that the spraying of the tent caterpillars helped to minimize the potential devastating effect of the insect had it spread. Comments about the execution were made (the short notice given, the cost exceeding the agreed limit, the timing was crucial even though decided upon at the last minute, the skill of the operator) but overall, everyone expressed the need to do it again for next year, if necessary.

[MOTION]: Move that the Hamlet contract Jeff Gooliaf to perform a forecast test, and if it is recommended to spray for Forest Tent Caterpillars, tender out the process up to a maximum cost of \$15,000. The motion was moved for acceptance by Nancy Baltzan, seconded by Sheilagh Steer, and carried with all in favour.

12. Roads

Emil did extensive background work and concluded that no proposal would likely be accepted by the Council. Thus, the Road Improvement Proposal Committee did not meet. The deteriorating state of our roads still needs to be addressed. A general discussion on options followed:

- Continue with patch repairs on an adhoc basis covered by the annual budget.
- Repairs already completed at a cost of \$70,000 so it will possibly cost \$1,000,000 to repair everything, if done all at the same time.
- Hot melt repair on Poplar Road still is in very good road condition. This section was usually the worst section on Poplar and now it is the best part of the road and has remained that way for a number of years.
- Can choose asphalt or hot melt, or a combination on different roads, for a longer lasting solution.
- Difficult to decide which roads get what, and complicates the tender process
- Will require funding through the RM which is financial obligation now but for long term investment in the community as a whole.
- Adhering to new standards is not necessary; Pony Trail on average is six meters wide (some areas are seven) and Crocus is five.
- Can review mobilization costs from a prior analysis; this cost is for contractor to bring equipment on board and would be economical to be incurred only once versus several times.

The overall consensus was that a repair strategy was acceptable with agreement to do the hot melt repair on all roads all at the same time. A cost needs to be obtained and assurance that financing from the RM would be possible. Emil said that a final approval from the Hamlet would be obtained from the residents at a special informational meeting. A vote will be taken at this meeting, open to all residents of legal voting age in the hamlet, and based upon this vote of those present, a decision will be made.

[MOTION]: Move that the Hamlet authorizes the Board to proceed with obtaining costs and provisional financing of a hot melt repair to the roads.

The motion was moved for acceptance by Sharon Ceslak, seconded by Doug Peterson, and carried with all in favour.

13. Pets

There is an animal control bylaw in place and owners are reminded to keep dogs on a leash when walking in the area or keep the pet contained within their yard.

14. Grasswood and Lorne

Adam provided an update on two issues raised by residents regarding the intersection:

(i) SW corner: junkyard still there

The site still has commercial zoning but not for the business that was conducted. The owner of the property had leased it and is not on the order to cease business. The RM is working with the business owner and believes that efforts have been made to clean up the area. A note of compliance has not yet been issued. The business owner has said that he has another business proposal that will be amenable and easily integrated into the site. The RM is waiting for this proposal. The RM was not aware that people were or had been living on site; it is not meant for residential purposes. Adam will follow up on this. If an order to stop the business activity is issued, there would be a 30 day turnaround for compliance. It is at the discretion of Council on the interpretation of vehicle storage over long term versus over a couple of days for repairs. It was pointed out that a property along Strathcona (#22) has many vehicles sitting in the property and that this has been the case for quite some time. Per Adam, the current bylaw on unlicensed vehicles allows six on commercial lots and two on residential ones.

(ii) SE corner: traffic plans for commercial development

An application for a subdivision has been submitted. The Ministry of Highways needs to be involved for the traffic flow in and out of the subdivision, turning lanes, and/or different traffic control. Any changes that are mandated will be a condition before the application can be approved. Adam does not have the timing on any of this.

Regarding other developments along Lorne, Silver Sky Development is still working with their consultants, so an application still has not yet been submitted. This development will likely mean some change at the train crossing. Residents are encouraged to write to the Ministry of Highways on issues and concerns about this train crossing

15. Siberian Elms

Siberian elms were recommended at the time of development of communities in the early 1970's and were being given away free from PFRA. They grow fast and propagate easily; they are now a nuisance to some landowners. Some homeowners have issues with landscaping now. There is not much that can be done other than mowing immediately when new growth is spotted.

16. Adjournment

[Motion]: The meeting was moved for adjournment at 9:49PM.

ATTENDANCE

- Gail Hoshowsky
- Marie Racine
- Emil Hallin
- Sheilagh Steer
- Ron Steer
- Shirley Carter
- Richard Carter
- Susan Johnson
- Darrell Johnson
- Doug Peterson
- Owen Mitchell
- John Christensen
- Evelyn Lim
- Bev Townsend
- Nancy Baltzan
- Grant Leveille
- Paul Hodgson
- Marilyn Ellis
- Bill Ellis
- Edmond Lemire
- Jacque LaPointe
- Garry Elias
- Jonathan Daniel
- Sharon Ceslak

- Elaine Pearse
- Jan Vandenhurk
- Tim Vandenhurk
- Michael Pomedli
- Violet Dilsner
- Roger Dilsner
- Murray Bentham
- Mackenzie Archibald
- Carol Ingell
- Rob Quayle
- Adam Tittlemore (representative of the RM)

There were other residents present who did not sign the attendance sheet.