

Municipality of Jasper  
**Regular Council Meeting Minutes**  
 Tuesday, February 1, 2022 | 1:30 pm  
 Conducted virtually through Zoom

Virtual viewing and participation	This meeting was conducted virtually through Zoom. Public viewing and public participation during Council meetings is through Zoom livestreaming.		
Present	Mayor Richard Ireland, Deputy Mayor Wendy Hall, Councillors Kathleen Waxer, Rico Damota, Scott Wilson, Helen Kelleher-Empey and Ralph Melnyk		
Also present	Bill Given, Chief Administrative Officer Christine Nadon, Director of Protective & Legislative Services Natasha Malenchak, Director of Finance & Administration John Greathead, Director of Operations Lisa Daniel, Childcare Services Manager Emma Acorn, Legislative Services Coordinator Jason Stockfish, The Fitzhugh 12 observers		
Call to order	Mayor Ireland called the February 1, 2022 Regular meeting to order at 1:31pm.		
Approval of agenda #51/22	MOTION by Councillor Melnyk – BE IT RESOLVED that Council approve the agenda for the February 1, 2022 regular meeting as presented.		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Approval of regular minutes #52/22	MOTION by Councillor Waxer – BE IT RESOLVED that Council approve the minutes of the January 18, 2022 regular meeting as presented.		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Presentations	none		
Business arising	none		
Bylaw Summary	Council received a list of bylaws currently in force and those in various stages of readings.		
Supplementary Assessment of Improvements Bylaw – 3 <sup>rd</sup> reading #53/22	MOTION by Councillor Waxer – BE IT RESOLVED that Council read for the third time, Bylaw #241, being a bylaw of the Specialized Municipality of Jasper in the province of Alberta to authorize the supplementary assessment of improvements for the taxation year 2022.		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Supplementary Tax Bylaw – 3 <sup>rd</sup> reading #54/22	MOTION by Councillor Wilson – BE IT RESOLVED that Council read for the third time, Bylaw #242, being a bylaw of the Specialized Municipality of Jasper in the province of Alberta to authorize the imposition of a supplementary tax for the taxation year 2022.		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Utility Fees Levy Collection Bylaw - 3 <sup>rd</sup> reading #55/22	Council received correspondence from three residents regarding the Utility Fees bylaw (copies are attached to the minutes). Council discussed testing and reviewing the model after four billing periods.		
	MOTION by Councillor Melnyk – BE IT RESOLVED that Council read for the third time, Bylaw #243, being a bylaw of the Specialized Municipality of Jasper in the province of Alberta to provide for the levying and collection of fees for the provision of water, sewer, solid waste and recycling services in 2022.		

	FOR 5 Councillors	AGAINST 2 Councillors (Councillors Damota & Kelleher-Empy)	CARRIED
Child Care Strategy RFD #56/22	MOTION by Councillor Waxer – BE IT RESOLVED that Council approve engaging with Rob Buschmann from University of Alberta Community-University Partnership, to develop a Jasper Early Learning and Child Care Strategy.		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Wastewater Treatment Plant Dewatering Upgrades RFD #57/22	MOTION by Councillor Wilson – BE IT RESOLVED that Council direct Administration to award the contract to Andritz for the supply of a centrifuge at a cost of \$283,000, and; that Council direct Administration to enter into contract with Capital H2O for the provision of the polymer system at a cost of \$272,500.		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Elected Official Education Program #58/22	MOTION by Councillor Wilson – BE IT RESOLVED that Council approve the attendance of Councillor Hall at the upcoming March 14 to 16, 2022 Elected Officials Education Program course in Edmonton.		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
<i>Keep Alberta RCMP</i> Community Engagement Tour #59/22	MOTION by Councillor Wilson – BE IT RESOLVED that Council approve the attendance of any Councillor who wishes to attend a <i>Keep Alberta RCMP</i> information session from the attached list of dates.		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Correspondence	none		
Other New Business	none		
Motion Action List	Council received the Motion Action List for information.		
Council reports	<p>Councillors Kelleher-Empy and Damota attended a Community Futures West Yellowhead meeting at which the budget was passed for the upcoming year.</p> <p>Councillor Damota attended the first Environmental Responsibility Community Conversation last Wednesday.</p> <p>Councillor Waxer attended Yellowhead Regional Library orientation session for elected officials in January.</p> <p>On Wednesday of last week Mayor Ireland and Councillor Wilson attended a West Yellowhead Regional Waste Management Authority board meeting. Greenview County has been authorized as a new partner.</p> <p>Mayor Ireland and Councillor Waxer were present for a meeting of the Jasper Partnership Initiative on January 26.</p> <p>Mayor Ireland had an interview with CBC National last week in regards to a story about Jasper having the highest vaccination rate in the province for 5-11 year olds.</p>		
Upcoming events	Council received a list of upcoming events for information.		

Adjournment  
#60/22

MOTION by Councillor Hall – BE IT RESOLVED that, there being no further business, the Regular meeting of February 1, 2022 be adjourned at 3:15pm.

FOR  
7 Councillors

AGAINST  
0 Councillors

CARRIED

---

Mayor

---

Chief Administrative Officer

**From:** "dzaffino"> **Date:** January 26, 2022 at 12:05:05 PM MST

**To:** Richard Ireland <[Rireland@town.jasper.ab.ca](mailto:Rireland@town.jasper.ab.ca)>, Wendy Hall <[WHall@town.jasper.ab.ca](mailto:WHall@town.jasper.ab.ca)>, Rico Damota <[RDamota@town.jasper.ab.ca](mailto:RDamota@town.jasper.ab.ca)>, Kathleen Waxer <[KWaxer@town.jasper.ab.ca](mailto:KWaxer@town.jasper.ab.ca)>, Helen Kelleher-Empy <[HKEmpy@town.jasper.ab.ca](mailto:HKEmpy@town.jasper.ab.ca)>, Ralph Melnyk <[rmelnyk@town.jasper.ab.ca](mailto:rmelnyk@town.jasper.ab.ca)>, Scott Wilson <[SWilson@town.jasper.ab.ca](mailto:SWilson@town.jasper.ab.ca)>

**Subject:** Re: 2022 Utility Rate Proposal

Dear Mayor and council,

I'm writing today to express my concerns on the new proposed water and sewer rates. I have done some comparative analysis on 4 properties and have attached the results in the spreadsheet below.

Two properties are single family homes, a rental property (503) and my personal property (903). Each property are supplied by 1" line or less. To my surprise, the usage was very comparable. The rental (503) usage was 237 m3 and the personal was 220 m3. The annual dollar value increase for these 2 properties (based on 2021 usage) would be approximately \$350.00 respectively.

The other two properties are the IDA drugstore building (602), and the Liquor Lodge / Ana Lea's Candy Lane building (405).

The IDA building (602) has a 1" line. The total usage for last year at was 75 m3 or \$299.25.

Under the proposed rate structure (based on 2021 usage) that amount jumps to \$851.00.

The 405 building has a 2' line. The total usage for this building was 320 m3 or \$1276.80. Under the proposed rate structure that amount jumps to \$6383.30.

In speaking with most of you, I understand the thought process is, a building that is supplied with a bigger water line should be a high volume user.

Clearly that is not the case, 405's usage is barely more (30%) than a single family home. The 2" line in this building is required for the fire suppression system, not because it is a high volume user.

I also did a comparison on a very similar building in town with a liquor store, clothing store, a small restaurant also with 4 suites above.

This building has a 1" inch line, no fire suppression was required when this building was constructed. If this building had the same usage as 405 it would only pay \$1533.33, \$4850.00 less.

I understand there has been little if any feedback to this proposal, my hope is that you all reconsider the third reading of the proposed bylaw as it reads today. Please do not let the lack of feedback be a sign that residents don't care.

Please feel free to give me a call to discuss further or if you have any questions.

Regards,  
Dennis Zaffino

**602 Patricia St. (IDA)**

**1" line**

<b><u>2021 rates</u></b>		<b><u>2022 rates</u></b>	
water \$1.41	sewer \$2.58	water (0-35) = \$.68	
\$3.99 total		sewer (35-65) = \$2.00	
	<b><u>usage</u></b>	<b>water</b>	<b>sewer</b>
Jan. Feb.	7	\$4.76	\$14.00
Mar. Apr.	6	\$4.08	\$12.00
May, June	17	\$11.56	\$34.00
July, Aug.	33	\$22.44	\$66.00
Sept. Oct.	8	\$5.44	\$16.00
Nov. Dec.	4	\$2.72	\$8.00
<b>Total Usage</b>	75	\$51.00	\$150.00
water connection		\$166.84	
sewer connection		\$83.16	
water capital		\$248.00	
sewer capital		\$152.00	
<b>Total amount</b>	<b>\$299.25</b>	<b>\$352.00</b>	<b>\$851.00</b>

**405 Patricia St. (Liquor Lodge, Ana Lea's Candy)**

**3300 square feet multi use tenant (3 retail - 4 apartments) 2" line**

<u>2021 rates</u>		<u>2022 rates</u>					
water \$1.41	sewer \$2.58	water (0-35) = \$.68 (35-65) = \$0.70 (66-500) = \$.085					
\$3.99 total		sewer (35-65) = \$2.00 (35-65) = \$2.20 (66-500) = \$2.8					
	<u>usage</u>	<b>water</b>	<b>water</b>	<b>water</b>	<b>sewer</b>	<b>sewer</b>	<b>sewer</b>
		<b>\$0.68</b>	<b>\$0.70</b>	<b>\$0.85</b>	<b>\$2.00</b>	<b>\$2.20</b>	<b>\$2.80</b>
Jan. Feb.	53	\$23.80	\$12.60		\$70.00	\$39.60	
Mar. Apr.	67	\$23.80	\$21.00	\$1.70	\$70.00	\$66.00	\$5.60
May, June	46	\$23.80	\$7.70		\$70.00	\$24.20	
July, Aug.	56	\$23.80	\$14.70		\$70.00	\$46.20	
Sept. Oct.	50	\$23.80	\$10.50		\$70.00	\$33.00	
Nov. Dec.	48	\$23.80	\$9.10		\$70.00	\$28.60	
<b>Total Usage</b>	<b>320</b>	<b>#####</b>	<b>\$75.60</b>	<b>\$1.70</b>	<b>#####</b>	<b>\$237.60</b>	<b>\$5.60</b>
water connection			<b>#####</b>				
sewer connection			\$648.65				
water capital			<b>#####</b>				
sewer capital			<b>#####</b>				
<b>Total amount</b>	<b>\$1,276.80</b>				<b>#####</b>		

**903 Bonhomme St.**

Single family home

**2021 rates**

water \$1.41 sewer \$2.58  
\$3.99 total

**usage**

Jan. Feb. 20  
Mar. Apr. 40  
May, June 71  
July, Aug. 56  
Sept. Oct. 19  
Nov. Dec. 14

**Total Usage 220**

water connection  
sewer connection  
water capital  
sewer capital

**Total \$877.80**

**2022 rates**

water (0-35) = \$.68 (35-65) = \$0.70 (66-500) = \$.085

sewer (35-65) = \$2.00 (35-65) = \$2.20 (66-500) = \$2.80

**water water water sewer sewer sewer**  
**\$0.68 \$0.70 \$0.85 \$2.00 \$2.20 \$2.80**

\$13.60 \$40.00  
\$23.80 \$3.50 \$70.00 \$11.00  
\$23.80 \$21.00 \$5.10 \$70.00 \$66.00 \$14.00  
\$23.80 \$14.70 \$70.00 \$46.20  
\$12.92 \$38.00  
\$9.52 \$28.00

**\$107.44 \$39.20 \$5.10 \$316.00 \$123.20 \$14.00**

\$166.84  
\$83.16  
\$248.00  
\$152.00

**Total \$1,254.94**

**503 Pine Ave.**

Single family home

**2021 rates**

water \$1.41 sewer \$2.58  
\$3.99 total

**usage**

Jan. Feb. 39  
Mar. Apr. 45  
May, June 36  
July, Aug. 45  
Sept. Oct. 42  
Nov. Dec. 30

**Total Usage 237**

**2022 rates**

water (0-35) = \$.68 (35-65 \$0.70)

sewer (35-65) = \$2.00 (35-65) \$2.20

**water water sewer sewer  
\$0.68 \$0.70 \$2.00 \$2.20**

\$23.80 \$2.80 \$70.00 \$8.80  
\$23.80 \$7.00 \$70.00 \$22.00  
\$23.80 \$0.70 \$70.00 \$2.20  
\$23.80 \$7.00 \$70.00 \$22.00  
\$23.80 \$4.90 \$70.00 \$15.40  
\$20.40 \$60.00

**\$139.40 \$22.40 \$410.00 \$70.40**

water connection \$166.84

sewer connection \$83.16

water capital \$248.00

sewer capital \$152.00

**Total \$945.63**

**Total \$1,292.20**



On Jan 26, 2022, at 10:25 AM, Marc LeBlanc wrote:

**Dear Mayor Ireland, Councillor Scott Wilson, Councillor Kathleen Waxer, Councillor Wendy Hall, Councillor Ralph Melnyk, Councillor Rico Damota, Councillor Helen Keleher - Empey ;**

The proposed 2022 Utility Rates Model as proposed is flawed and I urge all councillors to take a careful second look before your next vote. This new plan uses a pipe diameter as a rate-setting measure, rather than something more reliable like actual water usage. This plan will therefore disproportionately and unfairly penalize modern buildings and tenants in Jasper who operate in a building with a 2" water intake, while many similar sized older commercial buildings (*without sprinkler systems*) will be spared the outrageous increase in capital and connection fees. It is to be noted that the previous council rejected the idea to allow the water intake pipe diameter to be the rate-determining factor in the new fee structure for this reason. It appears that rejection is being ignored now. The outcome of this new rate structure will create an enormous and unfair competitive disadvantage for some unlucky landlords and tenants, many of whom may already be struggling as the pandemic continues and costs are rising quickly in other areas. The diameter of an incoming water line is not a fair and reliable means to differentiate and assign water and sewer fees. You need to revisit this and change the rate-determining factor. Please look closely below for an illustration of what will happen to our store on Patricia Street with this proposed plan. An older building with a smaller intake line would pay roughly 1/4 of the fees. Of course, there would be many other A vs. B examples of the vast differences in this truly unfair and flawed new scheme. Thanks for your attention to this matter.

**405 Patricia St. (Liquor Lodge, Ana Lea's Candy)**  
**3300 square feet multi use tenant (3 retail - 4 apartments) 2" line**

<u>2021 rates</u>		<u>2022 rates</u>					
water \$1.41	sewer \$2.58	water (0-35) = \$.68 (35-65) = \$0.70 (66-500) = \$.085					
	\$3.99 total	sewer (35-65) = \$2.00 (35-65) = \$2.20 (66-500) = \$2.80					
	<u>usage</u>	<u>water</u>	<u>water</u>	<u>water</u>	<u>sewer</u>	<u>sewer</u>	<u>sewer</u>
		<u>\$0.68</u>	<u>\$0.70</u>	<u>\$0.85</u>	<u>\$2.00</u>	<u>\$2.20</u>	<u>\$2.80</u>
Jan. Feb.	53	\$23.80	\$12.60		\$70.00	\$39.60	
Mar. Apr.	67	\$23.80	\$21.00	\$1.70	\$70.00	\$66.00	\$5.60
May, June	46	\$23.80	\$7.70		\$70.00	\$24.20	
July, Aug.	56	\$23.80	\$14.70		\$70.00	\$46.20	
Sept. Oct.	50	\$23.80	\$10.50		\$70.00	\$33.00	
Nov. Dec.	48	\$23.80	\$9.10		\$70.00	\$28.60	
<b>Total Usage</b>	<b>320</b>	<b>\$142.80</b>	<b>\$75.60</b>	<b>\$1.70</b>	<b>\$420.00</b>	<b>\$237.60</b>	<b>\$5.60</b>
water connection			\$1,301.35				
sewer connection			\$648.65				
water capital			\$2,201.00			<b>INCREASE</b>	
sewer capital			\$1,349.00			<b>399.95%</b>	
<b>Total amount</b>		<b>\$1,276.80</b>				<b>\$6,383.30</b>	



**Marc LeBlanc**  
 Owner/CEO  
 P 780-852-2337  
 E [marc@liquorlodge.ca](mailto:marc@liquorlodge.ca)  
 W [liquorlodge.ca](http://liquorlodge.ca)

On Jan 26, 2022, at 12:06 PM, Ana Lea Berenguer wrote:

**Dear Mayor Ireland, Councilors Scott Wilson, Kathleen Waxer, Wendy Hall, Ralph Melnyk, Rico Damota and Helen Keleher-Empey;**

In regards to the proposed 2022 Utility Rates Model:

I believe that prior to voting on this model at your next meeting more consideration must be taken. I understand utility rates must go up, However, I do not understand how the rate hike can be so disproportionate throughout the commercial buildings in the town of Jasper. As my neighbour Marc LeBlanc from the Liquor Lodge mentioned, the diameter of a water line should not be the source for which a rate is justified. How is it possible that by renting space from a newer building with a fire safety feature, are we going to be paying so much more in utilities than other commercial buildings, especially when that line is a necessity for a sprinkler system in case of a fire. I would think that having a sprinkler system is a safety feature that should in fact be considered an asset to the building not a detriment with a rate hike of an astronomical 400%. Why are these rates not being considered by consumption? I feel the way the model is as of now, that newer buildings are being penalized for a safety feature that in fact all commercial buildings should have. Not only does this system protect our building from a fire emergency, it protects the buildings around us as well.

Thank you for your consideration,

Ana Lea Berenguer  
Ana Lea's Candy Lane