



Capital Improvement Program

Loan Authorization Bylaw No. 1264, 2019

Information Package

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Information on the Purpose of the Proposed Debt

2019 Prowse Road Lift Station – Construction \$1,758,000 Funded by Debt

The Prowse Sanitary Lift Station provides service for roughly 40% of the Town’s sanitary flows. Sewage from the eastern portion of the Town that cannot drain by gravity directly to the Town’s wastewater treatment plant drains to the lift station; the lift station in turn pumps the sewage up to the treatment plant.

The condition of the station has reached a point where upgrades cannot be delayed any longer. These upgrades are identified in the Town’s Development Cost Charge (DCC) bylaw which make it a requirement for contributions to be paid by developers whenever development is approved in the Town. However, there are inadequate Sanitary DCC funds in reserve to finance this project at present, nor are there adequate funds in other reserves to fund the project. As there are no viable funding options at this time, debt will be required to finance this project.

In addition to the DCC bylaw, Council has put an excess services bylaw in place to collect payments from property owners who redevelop their properties and receive a benefit from the lift station. Future Sanitary DCCs that are collected from developers can be used to partially finance the debt principal providing adequate funds are collected on an ongoing basis. The balance of the payments will be made from User Fees.

TOWN OF GIBSONS

Loan Authorization Bylaw No. 1264

A bylaw to authorize the borrowing of the estimated cost of constructing sanitary improvements to the Town’s infrastructure

WHEREAS it is deemed desirable and expedient to construct capital improvements to the sanitary fund infrastructure servicing the Town of Gibsons;

AND WHEREAS the estimated cost of constructing the capital improvements including expenses incidental thereto is \$1,760,000 which is the amount of intended debt created by this bylaw;

NOW THEREFORE the Council of the Town of Gibsons in open meeting assembled, enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of improvements to the sanitary infrastructure in the amount of \$1,760,000 in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - (a) to borrow upon the credit of the Municipality a sum not exceeding \$1,760,000.
 - (b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of the said improvements.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.
3. This bylaw may be cited as “Loan Authorization Bylaw No. 1264, 2019 Capital Improvement Financing Bylaw”.

READ a First Time this 19th day of February 2019

READ a Second Time this 19th day of February 2019

READ a Third Time this 19th day of February 2019

RECEIVED the approval of the 12th day of April 2019
Inspector of Municipalities this



Town of Gibsons

NOTICE OF ALTERNATIVE APPROVAL PROCESS

NOTICE IS HEREBY GIVEN THAT pursuant to the *Community Charter*, the Council of the Town of Gibsons proposes to adopt "*Loan Authorization Bylaw 1264, 2019 Capital Improvement Financing Bylaw*" for the purpose of undertaking upgrades to the Prowse Road Lift Station within the Town of Gibsons. Bylaw No. 1264 proposes to borrow, by way of debenture, no more than \$1,760,000 with such debt to be repaid within a twenty year period from the date of issue of the debenture. As the project pertains to the entire municipality, the cost of borrowing will be borne by the municipality as a whole. The overall cost of the works will be \$1,758,000 and the total amount of the works will be funded by debt.

- **2019 Prowse Road Lift Station – Construction \$1,758,000 Funded by Debt**

FURTHER NOTICE IS HEREBY GIVEN THAT, the Council of the Town of Gibsons may adopt "*Loan Authorization Bylaw 1264, 2019 Capital Improvement Financing Bylaw*" and proceed with the projects as noted above if, after the deadline, elector response forms are certified by the Corporate Officer as having been signed by less than 10% of the eligible electors in the Town of Gibsons. Alternately, if after the deadline, elector response forms are certified by the Corporate Officer as having been signed by at least 10% of the eligible electors in the Town of Gibsons, the Council may not adopt "*Loan Authorization Bylaw 1264, 2019 Capital Improvement Financing Bylaw*" and may not proceed with the project unless it receives assent of the electors in a voting proceeding.

10% of the eligible electors has been calculated as 372 electors. The Council may not proceed with "*Loan Authorization Bylaw 1264, 2019 Capital Improvement Financing Bylaw*", if at least 372 eligible electors sign elector response forms and submit them to the Corporate Officer.

Elector Response Forms

The response of the electors must be in the form established by the Town of Gibsons. Forms are available for pick up at the Town office located at 474 S. Fletcher Road. Elector response forms must meet the following conditions:

- only eligible electors of the Town of Gibsons are entitled to sign an elector response form;
- the full name of the elector must be stated;
- the residential address of the elector must be stated;
- the elector must sign the elector response form;
- if applicable, the address of the property in relation to which the person is entitled to vote as a non-resident property elector must be stated; and,
- the elector response form must be submitted to the Corporate Officer before the deadline.

Forms may be submitted in person or by mail to be received by the Corporate Officer at Town Hall, 474 South Fletcher Road **NO LATER THAN 4:00 P.M. ON WEDNESDAY, June 12 2019**. Elector response forms must be in the possession of the Corporate Officer by this time as postmarks WILL NOT be accepted as date of submission. Accurate reproductions of the form are also acceptable.

Eligible Elector

An eligible elector for the purpose of this Alternative Approval Process is a resident who meets the following criteria:

- is age eighteen or older;
- is a Canadian citizen;
- has been a resident of British Columbia for at least six months;
- has been a resident of the Town of Gibsons for at least thirty days; and,
- is not disqualified from voting by the *Local Government Act* or any other act.

A non-resident property elector who meets the following criteria is also an eligible elector:

- is not entitled to register as a resident elector for the Town of Gibsons;
- is age eighteen or older;
- is a Canadian citizen;
- has been a resident of British Columbia for at least six months;
- has been a registered owner of the real property within the Town of Gibsons for at least thirty days; and,
- is not disqualified from voting by the *Local Government Act* or any other act.

Note: Corporations are not entitled to vote nor is land held in a corporate name eligible to vote. In the case of multiple owners of a parcel, only one person may vote as a non-resident property elector.

More information may be obtained by contacting Lindsey Grist, Corporate Officer, at the Town of Gibsons office at 474 S. Fletcher Road, by telephone at 604.886.2274, by email at lgrist@gibsons.ca or at the Town website at: <https://gibsons.ca/services/wastewater/prowse-road-lift-station-upgrade/>.

**Lindsey Grist
Corporate Officer**

474 South Fletcher Road, P O Box 340
Gibsons, BC V0N 1V0 | P: 604-886-2274
F: 604-886-9735
www.gibsons.ca

Calculation of Eligible Electors

The total number of electors of the area to which the approval process applies (the Town of Gibsons has been calculated at **3717**.

The number of electors was calculated by using the total registered electors as determined by the 2018 Municipal Election and recorded on the Official Election Results. This determination was made by the Chief Election Officer on Tuesday October 23, 2018, at 1:30pm.

The number of electors was calculated as follows:

- The number of resident electors on the Provincial voters list in the Service Area, at the time of the November 2018 General Local Government Election (**3,668**)

Plus

- The number of non-resident property electors currently registered for properties within the Service Area (**49**)

Approval of the electors by alternative approval process is obtained if the number of elector responses received by the established deadline is less than 10% of this total (**372**).