

February 17th, 1961

Reeve & Council

On February 13th, 1961, at a meeting in the Reeve's Office, Mr. Hockey and the writer were instructed to work out the details of improved lighting as a local improvement in the Bel-Aire and Laurentian Subdivision. In attendance at this meeting were Reeve Christmas, Co. Boileau, Mr. J.G. Dickie (representing the ratepayers organization), Mr. Hockey and the writer.

Mr. Dickie stated that the organization was interested in the possible annual cost of improved lighting on a local improvement basis similar to that provided by the Municipality of Surrey in certain of its subdivisions. The proposition was that one 11,000 lumen lamp would be provided approximately every second pole. Also that the area should only be required to pay as a local improvement the cost which would exceed a standard that the Municipality would provide in any case.

It is the present policy of the B.C. Electric that the Municipality may elect either to install lights at a cost which includes installation (\$62.40 plus tax per light per year) or to pay in cash the cost of installation (\$80.00 per light) and a lower cost for power and maintenance (\$52.40 plus tax per light per year).

Instructions were given that an investigation as to the effect on the annual taxes under both circumstances in order that Council might decide as to which would be most attractive or practical.

ASSUMPTIONS:

1. That this proposal be considered in the light of Section 616 of the "Municipal Act".

- Reason
- a) Makes it possible to recover by a special mill rate as opposed to frontage tax.
 - b) That if a merger clause were introduced the Municipality could end up with all properties having this improved standard of street lighting paying the same rates.
 - c) Both of the preceding reasons would result in simpler administration.

2. That a standard of lighting which the Municipality would normally provide would be 33 street markers at \$18.12 plus tax per light per year.

3. That financing of the capital cost would be spread over a five year period.

4. That a yield of 7% would have to be considered on debentures required.

5. That the area outlined in red on plan marked "A" herewith would be the area declared to benefit.

6. That four additional lights, marked in red on plan marked "B", be added to complete the lighting pattern suggested by the proposal.

7. That mill rate application be on land only.

Findings

1. That the present assessment of land only in the area outlined in plan marked "B" is \$390,905.00.

2. That if no capitalization of original capital construction were to take place, the following added cost would follow:

Cost of 66 lights @ \$62.40 plus tax	\$4,324.32
Less normal lighting	
Cost of 33 lights @ \$18.12 plus tax	<u>630.98</u>
Cost to be specially assessed	<u>\$3,693.34</u>

Mill rate - 9.4481

Cost to average ratepayer per year whose land assessment is \$900.00 = \$8.50

3. That if capitalization of the construction takes place, result would be the following:

For First 5 Years

Cost for light consumption and average annual ammortization of capital cost	\$4,917.32
Less normal lighting	<u>630.98</u>
To be specially charged	<u>\$4,286.34</u>

Mill rate - .10.9651

Cost to average ratepayer per year whose land assessment is \$900.00 = \$9.87

For the Years to Follow

Cost for light consumption	\$3,631.32
Less normal lighting	<u>630.98</u>
To be specially assessed	<u>\$3,000.34</u>

Mill rate - 7.6753

Cost to average taxpayer per year whose land assessment is \$900.00 = \$6.91

4. That the point at which a ratepayer having a land assessment of \$900.00 would be better off by adoption of plan outlined in 3 above is at the expiration of 9 years.

5. That either land assessments or rate for light consumption may in the future be altered in which case the above figures would be altered.

Further Observations

1. In extending improved street lighting, it would be well for Council to consider the standard herein proposed as that which will be provided to all new areas in order that a uniform rate might be justified.

2. Since it is not likely that in future extensions, the ratio of improved lighting to normal street lighting will be as was experience in any subsequent area to be served perhaps the Municipal participation might be expressed as a percentage of the improved lighting.

Method of Procedure

1. That a study be made of likely requirements of other such areas and that one by-law for all present requirements be considered at one time. This should follow an informal petition indicating that a majority are in favour.
2. That a by-law be drawn by the Solicitor for electors to vote on.

Respectfully submitted,

R. A. LeClair
Treasurer

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for Co. approval
Monday, March 20th, 1961.

STREET LIGHTING COMMITTEE

A meeting of the Street Lighting Committee of The Corporation of the District of Coquitlam was held in the Council Chambers of the Municipal Hall, on Monday, March 20th, 1961, at 12:00 noon, with Co. Boileau in the Chair, His Worship Reeve Christmas, three representatives of Harbour Chines, Bel-Aire and Laurentian Heights area, two representatives of the B. C. Electric, the Municipal Engineering Supervisor and Treasurer and Clerk present.

Mr. McQueen replied in answer to the question of maintenance cost stating that where \$80.00 per light is charged that it is a contribution in aid of construction and remains the property of the B. C. Electric and will be serviced by them free.

Mr. LeClair then reviewed the file since the first study on local improvement for street lighting.

- (1) That the present street marker light is being provided throughout the Municipality out of general revenue, and that Laurentian Heights at saturation would have thirty-three such marker lights.

The question of what added lighting is being considered for Laurentian Heights was answered with that the present poles would have installed mercury vapor 11000 lumen lights.

Ques: When the area has added to it another area or paid up, could they drop out of the local improvement?

Answer: The merger clause when brought in by a vote would require a vote to reverse the procedure.

The B. C. Electric then pointed out that the lighting service is supplied under a five year agreement.

The question of the District of Coquitlam standard for street lighting will have to be considered and finalized before a draft By-Law could be presented.

The Chairman announced that he would like the Treasurer to present a brief bringing the Council up to date at their next meeting.

The meeting closed following the Engineering Supervisor securing a map of the area and marking same for the B. C. Electric to supply study and cost figures.

Chairman Boileau then declared the meeting adjourn.



Robert E. Boileau CHAIRMAN

STREET LIGHTING COMMITTEE MINUTES

September 14th, 1961

A meeting of the Street Lighting Committee was held in the Municipal Council Chambers on Thursday, September 14th, 1961, at 7:00 P.M. with Chairman Co. Boileau, Co. Clarke, Co. Thompson and Co. [unclear] being present.

The Chairman, Co. Boileau, indicated that this meeting was being held for the purpose of establishing policy with regard to the installation of Mercury Vapor lights in the Municipality.

A review was made of the installations as proposed by the 1961 Estimates.

Moved by Co. Clarke, seconded by Co. Thompson:
That all schools, churches, and major intersections be illuminated with 20,000 lumen Mercury Vapor lights and that 11,000 lumen lights be utilized for the illumination of all major streets in accordance with a Master Plan showing stage development for the next five years.

Carried

Moved by Co. Thompson seconded by Co. Clarke:
That the Master Plan showing the major roads of the Municipality as at present be adopted.

Carried

Moved by Co. Clarke seconded by Co. Thompson:
That the Street Lighting Committee review the balance of lighting throughout the Municipality with the R.C.M.P. with a view to determining what is necessary to provide adequate street lighting.

Carried

Moved by Co. Thompson seconded by Co. Clarke:
That the meeting adjourn.

Carried

Robert P. Boileau Chairman

Public Works

Public Hearing