

Utility Commission Meeting Agenda

Tuesday, March 29, 2022, 2:05 p.m.
Meeting Held Electronically

We recognize and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

Pages

1. **CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair will open the meeting and provide a land acknowledgement.

2. **MOTION TO MOVE INTO CLOSED MEETING**

THAT the Utility Commission will now go into a meeting which is closed to the public in accordance with Section 90 of the Community Charter, on the bases that the subject matter for all agenda items relate to matters listed under sections:

(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee, or agent of the municipality or another position appointed by the municipality;

(1)(c) labour relations or other employee relations;

(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

3. **CHANGES TO THE AGENDA**

Additions or deletion of items.

4. **ADOPTION OF MINUTES FROM PREVIOUS MEETINGS**

4.1. Minutes of January 25, 2022

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5. **CONSENT AGENDA**

Commission members may adopt in one motion all recommendations appearing

on the Consent Agenda or, prior to the vote, request an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

MOTION *to remove items from the Consent Agenda.*

MOTION *to approve the recommendations for items remaining in the Consent Agenda.*

5.1. Electrical Purchases & Sales Report - 2022

Report for Information

- | | | |
|----|----------|---|
| a. | January | 7 |
| b. | February | 9 |

6. CORRESPONDENCE

For information

- | | | |
|------|---|----|
| 6.1. | Cold snap and rate increase reflected on New West electrical utility bills (New Westminster Record) | 11 |
| 6.2. | New Westminster, Metro Vancouver Collaborate on Sapperton Energy District | 13 |
| 6.3. | Sapperton project to provide 'sewer heat' to New Westminster (New Westminster Record) | 15 |

7. REPORTS AND PRESENTATIONS

Staff and guest reports and presentations for information, discussion, and/or action

8. NEW BUSINESS

Items added to the agenda at the beginning of the meeting.

9. END OF MEETING

10. UPCOMING MEETINGS

Remaining scheduled meetings, which take place at 2:00 p.m. unless otherwise noted:

- May 17
- June 28
- September 20
- October 18
- November 22

Utility Commission**MINUTES****Tuesday, January 25, 2022, 2:00 p.m.****Meeting held electronically****PRESENT**

Len Kelsey	Commissioner, Chair
Mayor Jonathan Cote	Commissioner
Councillor Patrick Johnstone	Commissioner
Sally Bhullar-Gill	Commissioner
Maya Chorobik	Commissioner
Lisa Spitale	Commissioner

REGRETS

Lino Siracusa	Commissioner
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GUESTS

Mike Homenuke	Kerr Wood Leidal Consulting
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STAFF

Rod Carle	General Manager, Electrical Operations
Steven Faltas	Business Process Manager, Electrical Operations
Phil Kotyk	Manager, Fiber Networks
Denise Tambellini	Intergovernmental and Community Relations Manager
Patrick Shannon	Manager, Purchasing
Katie Stobbart	Committee Clerk

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair opened the meeting at 2:00 p.m. Rod Carle recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City,

we are learning and building relationships with the people whose lands we are on.

2. INTRODUCTIONS AND ICEBREAKERS

There were no items.

3. CHANGES TO THE AGENDA

Rod Carle, General Manager, Electrical Operations, noted that Introductions and Icebreakers, and Unfinished Business, will be removed from future agendas.

4. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

The minutes from November 23, 2021 will be on the next meeting agenda for adoption.

5. REPORTS AND PRESENTATIONS

There were no items.

6. UNFINISHED BUSINESS FROM PREVIOUS MEETINGS

There were no items.

7. STANDING REPORTS AND UPDATES

There were no items.

8. MOTION TO MOVE INTO CLOSED MEETING

MOVED and SECONDED

THAT the Utility Commission will now go into a meeting which is closed to the public in accordance with Section 90 of the Community Charter, on the bases that the subject matter for all agenda items relate to matters listed under sections:

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(1)(c) labour relations or other employee relations;

(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Carried.

All commissioners present voted in favour of the motion.

9. END OF MEETING

The meeting ended at 2:06 p.m.

10. UPCOMING MEETINGS

The remaining scheduled meetings for 2022 take place at 2:00 p.m. on the following dates:

- March 29
- May 17
- June 28
- September 20
- October 18
- November 22

Certified Correct,

Len Kelsey
Chair

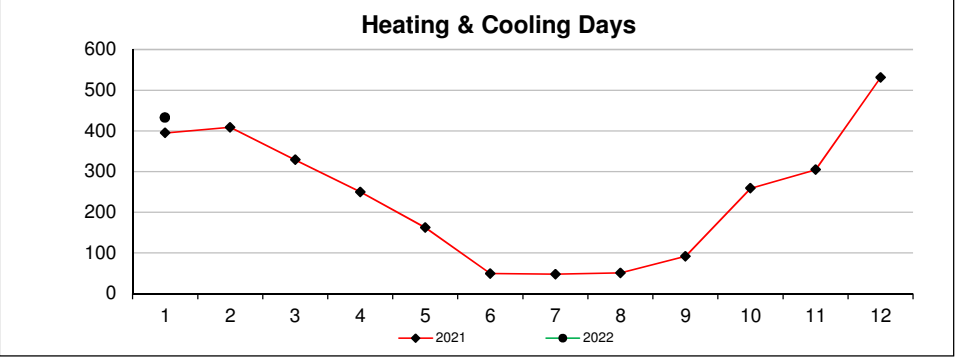
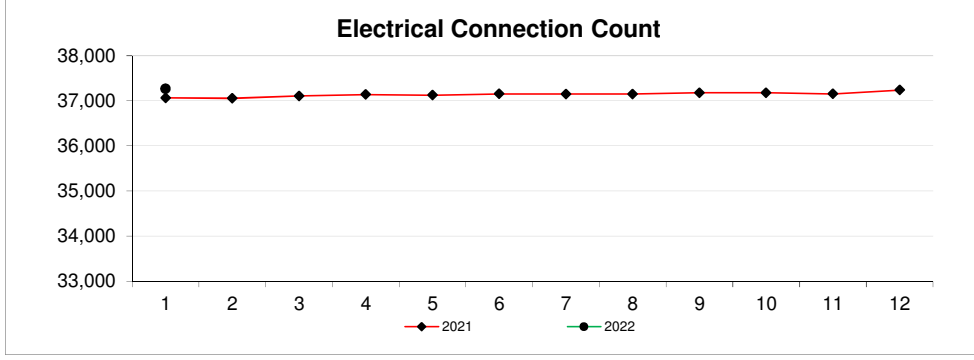
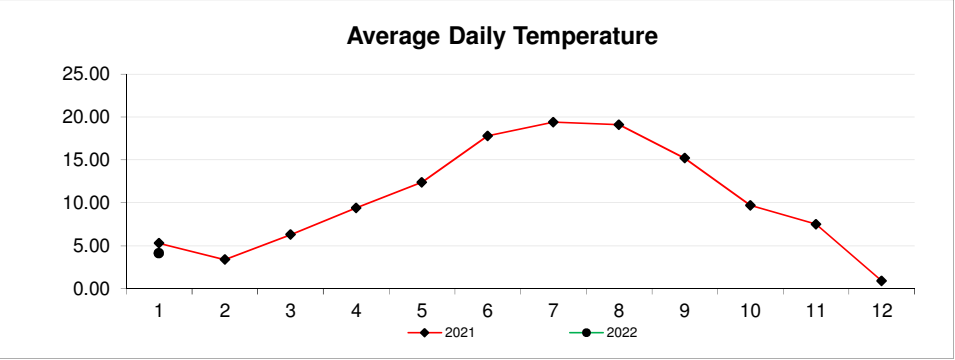
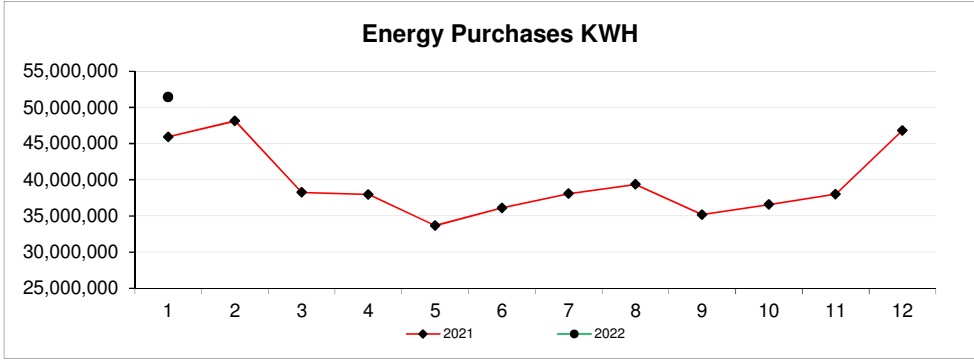
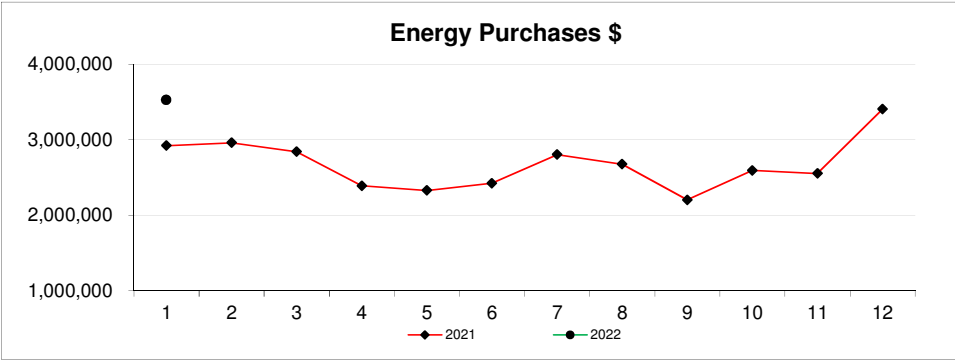
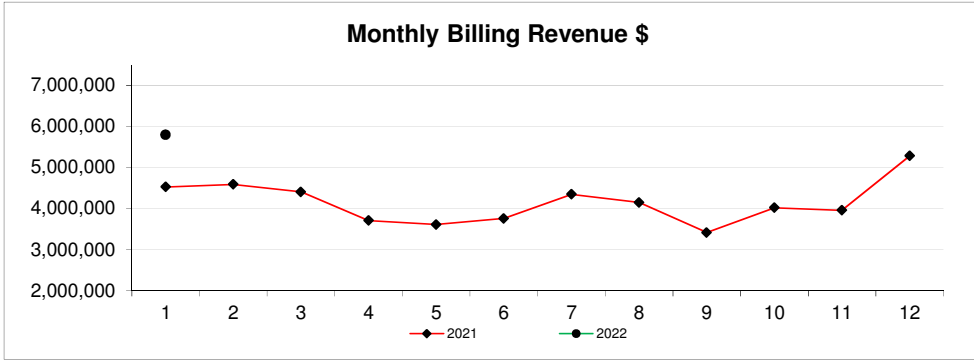
Katie Stobbart
Committee Clerk

**SUMMARY OF ELECTRICAL ENERGY PURCHASES AND SALES
2022**

MONTH BILLING PERIOD		Jan 1	Feb 2	Mar 3	Apr 4	May 5	Jun 6	Jul 7	Aug 8	Sep 9	Oct 10	Nov 11	Dec 12	GRAND TOTAL
NUMBER OF CONNECTIONS		37,260												-
BILLING REVENUE	GL CODING													
Residential (RES)	9300.3704	1,556,589												1,556,589
RES: ADJs	9300.3704	(97,823)												(97,823)
Commercial (COMM)	9300.3706	1,396,111												1,396,111
COMM: ADJs	9300.3706	(4,567)												(4,567)
		2,850,310	-	-	-	-	-	-	-	-	-	-	-	2,850,310
Monthly Accruals														
RES: Rev Prior Month Accrual	9300.3704	(1,969,826)												(1,969,826)
COMM: Rev Prior Month Accrual	9300.3706	(1,969,826)												(1,969,826)
RES: Rec Current Month Accrual	9300.3704	3,441,147												3,441,147
COMM: Rec Current Month Accrual	9300.3706	3,441,147												3,441,147
Net Accrual Adjustment		2,942,642	-	-	-	-	-	-	-	-	-	-	-	2,942,642
TOTAL BILLING REVENUE EARNED		5,792,952												5,792,952
BC HYDRO - PURCHASE OF POWER														
Billed Demand (kVA)	9300.6805	919,310												919,310
Billed Energy (kWh)	9300.6805	2,605,292												2,605,292
Reverse Prior Month Accrual	9300.6805	(587,434)												(587,434)
Record Current Month Accrual	9300.6805	587,434												587,434
TOTAL PURCHASE OF POWER		3,524,602												3,524,602
GROSS MARGIN		2,268,350												2,268,350
GROSS MARGIN %		39%												39%
PURCHASE OF POWER DETAILS														
Demand (kVA)														
Metered Peak Demand LLH		93,059												
Metered Peak Demand HLH		106,377												
50% Contract Demand		53,500												
75% of Previous High Demand		65,409												
Billing Demand		106,377												
Energy (kWh)														
Total Metered Energy		51,437,157												
Billing Period Energy		51,437,157												51,437,157
Billed Period Energy - % Change		10%												
Billed Demand Rate per kVA		8.6420												
Billed Energy Rate per kWh		0.05065												
INTERNAL ENERGY SALES														
St Lights and Traf Signals	9300.3708													-
Internal City Utility Charges	9300.3899	91,241												91,241
Climate Action Levy	9300.3710	97,331												97,331
Mean Temperature (Celsius)		4.10												
Heating + Cooling Degree Days		432.0												

GL RECONCILIATION

RES		(511,059)	
RES: Rec Current Month Accrual		3,441,147	
RES Subtotal			2,930,088
COMM		(578,282)	
COMM: Rec Current Month Accrual		3,441,147	
COMM Subtotal			2,862,864
TOTAL			5,792,952
CHECK			-

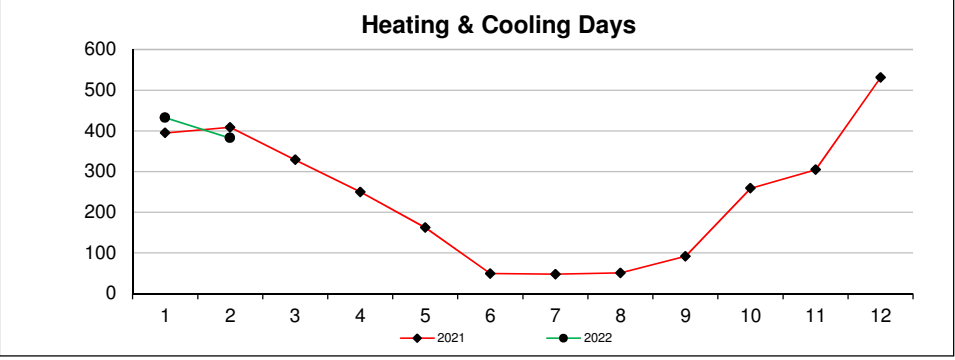
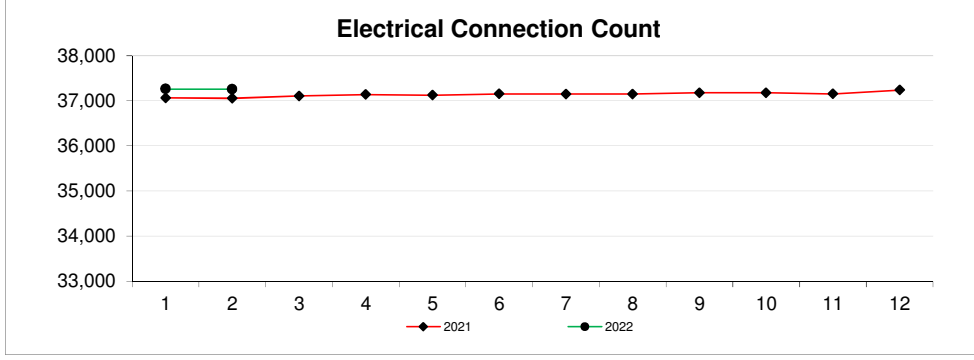
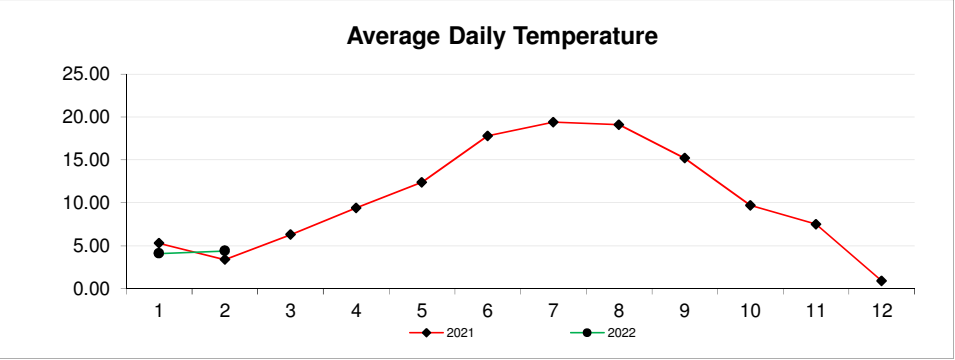
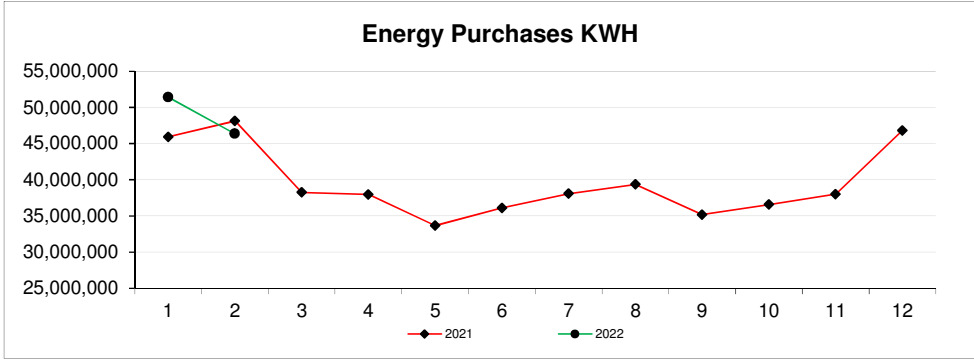
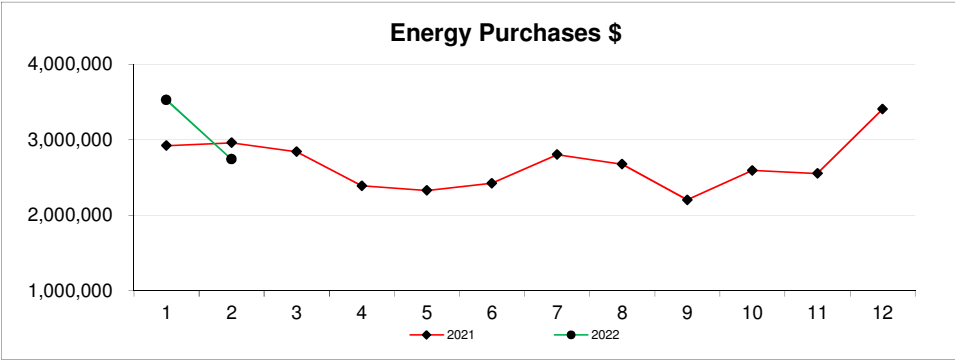
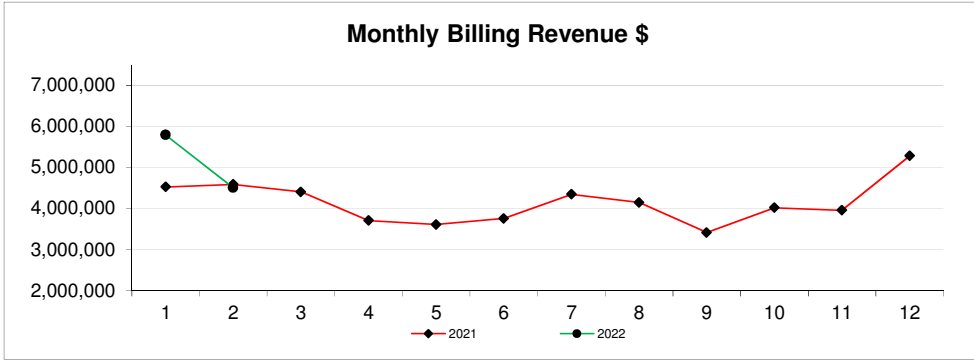


**SUMMARY OF ELECTRICAL ENERGY PURCHASES AND SALES
2022**

MONTH BILLING PERIOD		Jan 1	Feb 2	Mar 3	Apr 4	May 5	Jun 6	Jul 7	Aug 8	Sep 9	Oct 10	Nov 11	Dec 12	GRAND TOTAL
NUMBER OF CONNECTIONS		37,260	37,258											-
BILLING REVENUE	GL CODING													
Residential (RES)	9300.3704	1,556,589	4,962,009											6,518,599
RES: ADJs	9300.3704	(97,823)	(4,604)											(102,427)
Commercial (COMM)	9300.3706	1,396,111	3,036,850											4,432,960
COMM: ADJs	9300.3706	(4,567)	(35,889)											(40,456)
		<u>2,850,310</u>	<u>7,958,366</u>	-	-	-	-	-	-	-	-	-	-	<u>10,808,677</u>
Monthly Accruals														
RES: Rev Prior Month Accrual	9300.3704	(1,969,826)	(3,441,147)											(1,969,826)
COMM: Rev Prior Month Accrual	9300.3706	(1,969,826)	(3,441,147)											(1,969,826)
RES: Rec Current Month Accrual	9300.3704	3,441,147	1,714,473											1,714,473
COMM: Rec Current Month Accrual	9300.3706	3,441,147	1,714,473											1,714,473
Net Accrual Adjustment		<u>2,942,642</u>	<u>(3,453,348)</u>	-	-	-	-	-	-	-	-	-	-	<u>(510,706)</u>
TOTAL BILLING REVENUE EARNED		<u>5,792,952</u>	<u>4,505,019</u>											<u>10,297,971</u>
BC HYDRO - PURCHASE OF POWER														
Billed Demand (kVA)	9300.6805	919,310	771,869											1,691,179
Billed Energy (kWh)	9300.6805	2,605,292	2,348,524											4,953,816
Reverse Prior Month Accrual	9300.6805	(587,434)	(587,434)											(587,434)
Record Current Month Accrual	9300.6805	587,434	208,026											208,026
TOTAL PURCHASE OF POWER		<u>3,524,602</u>	<u>2,740,986</u>											<u>6,265,588</u>
GROSS MARGIN		2,268,350	1,764,033											4,032,383
GROSS MARGIN %		39%	39%											39%
PURCHASE OF POWER DETAILS														
Demand (kVA)														
Metered Peak Demand LLH		93,059	80,880											
Metered Peak Demand HLH		106,377	89,316											
50% Contract Demand		53,500	53,500											
75% of Previous High Demand		65,409	65,409											
Billing Demand		106,377	89,316											
Energy (kWh)														
Total Metered Energy		51,437,157	46,367,704											
Billing Period Energy		51,437,157	46,367,704											97,804,861
Billed Period Energy - % Change		10%	-10%											
Billed Demand Rate per kVA		8.6420	8.6420											
Billed Energy Rate per kWh		0.05065	0.05065											
INTERNAL ENERGY SALES														
St Lights and Traf Signals	9300.3708	24,250	24,250											48,500
Internal City Utility Charges	9300.3899	115,018	101,456											216,474
Climate Action Levy	9300.3710	97,331	271,749											369,080
Mean Temperature (Celsius)		4.10	4.40											
Heating + Cooling Degree Days		432.0	382.0											

GL RECONCILIATION

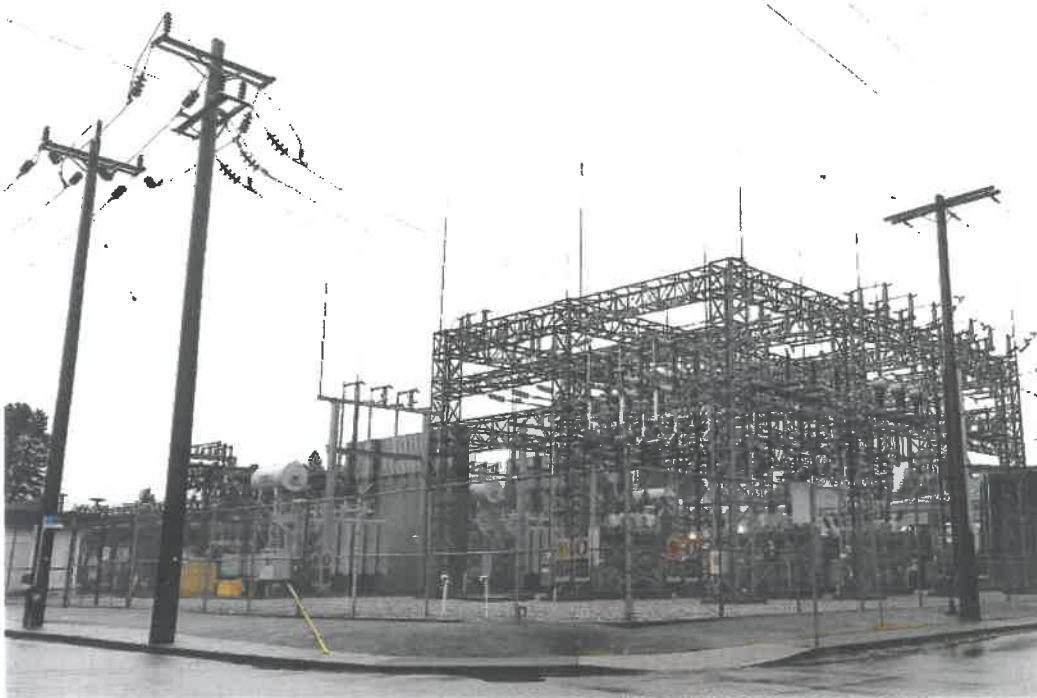
RES		4,446,347	
RES: Rec Current Month Accrual		<u>1,714,473</u>	
RES Subtotal			6,160,819
COMM		2,422,679	
COMM: Rec Current Month Accrual		<u>1,714,473</u>	
COMM Subtotal			4,137,152
TOTAL			<u><u>10,297,971</u></u>
CHECK			-



Cold snap and rate increase reflected on New West electrical utility bills



Theresa McManus
Mar 2, 2022 3:11 PM



Some New West residents were a bit surprised by what they saw when they opened their first electrical utility bills of 2022.

Many New West residents got a bit of a shock when they opened up their first electrical bills of 2022.

Since mid-January, dozens of local residents have taken to Facebook pages related to New Westminster to question and comment on increases to their electrical bills. Many stated they'd be taking concerns about their electrical utility bills to city hall.

Rod Carle, general manager of the city's [electric utility](#), said he hadn't personally heard from any residents about their bills, but suggested a few factors may have contributed to increases on residents' most recent electrical bills.

"Our residential billing is every two months. We had the rate increase on the 1st of January so they may just be seeing for the first time the bill at the new rates," he said. "That might be one of the items."

Carle noted that temperatures plummeted to near-record lows between Christmas and New Year's, prompting some people to turn up the heat.

In response to the unseasonably cold temperatures that were being forecast at the end of 2021 and in the first days of 2022, the city took to social media to advise residents to turn off lights that aren't needed, to turn off outdoor Christmas lights before going to bed, to lower the temperature of their thermostats before leaving home and to avoid unnecessary electrical consumption during peak times of the day (6 to 8 a.m. and 5 to 7 p.m.). The notice stated that extreme cold weather places an additional load on the city's electrical grids, so customers were asked to consider conserving energy during this period.

As part of the 2022 budget, council approved a 2.8% increase to this year's electrical utility rates. The city is also forecasting 2.8% increases in 2023, 2024, 2025 and 2026 as a way of avoiding fluctuations in electrical bills to residents and businesses, helping the city manage through uncertainty around commodities prices and climate risk, maintaining healthy reserves for routine renewal and replacement of existing assets and addressing long-range infrastructure planning.

In addition to the 2.8% increase, Carle said the utility bills also include a 3.5% climate action levy and a 2.5% raterider.

"We have got quite a bit of capital work going on right now. We have got the Queensborough substation at \$25 million in the budget. We have got automated meters at about \$10 million. So there is \$35 million, and then there are some other smaller amounts within our capital program," he said. "I know finance (the city's finance department) has really been watching the reserves and wanting to keep that level fairly consistent. There is some debt financing that we are trying to cover off with these projects."

In late 2019, the city approved a new climate action levy to help fund the city's climate emergency response. The levy was implemented on Jan. 1, 2020 – but was eliminated just a few months later as a way of minimizing the financial impact of COVID-19 on taxpayers.

"It was in for about three or four months and then we cancelled it," Carle said.

The city reinstated the climate action levy in 2021.

Carle said the 2.8% tax increase and the increased usage during the cold snap would likely explain why some folks were surprised by the amount due on their most recent bills. He noted that if people still have their bills from last winter, he said they would be able to compare their energy consumption from winter 2020 to winter 2021.

"If their last bill was just early December, they are just seeing their bill for the first time with the new rate increases," he said.

In other electrical utility news, work on the new electrical substation in Queensborough is continuing.

"It's maybe one-third done right now," Carle said. "It's supposed to be in service hopefully at the end of September, early October."

Comments (0)

March 17, 2022

MEDIA RELEASE

NEW WESTMINSTER, METRO VANCOUVER COLLABORATE ON SAPPERTON ENERGY DISTRICT

Plans for the Sapperton District Energy System are heating up thanks to a new green collaboration between the City of New Westminster and Metro Vancouver Regional District.

“The Sapperton district energy project will provide its users with secure and affordable energy to meet future needs, while also addressing climate change,” said Mayor Jonathan Coté.

“Sewer heat recovery allows us to tap into a previously unutilized renewable energy source, while reducing greenhouse gas emissions. We’re pleased to be partnering with Metro Vancouver to move this project forward.”

“Metro Vancouver is committed to fighting climate change by leveraging our sewer infrastructure to support sustainable district energy projects,” said Sav Dhaliwal, chair of Metro Vancouver’s Board of Directors. “We are excited to partner with the City of New Westminster to pursue cost-effective energy options, lower emissions and create energy efficient communities.”

The Sapperton District Energy System is planned to provide affordable, low-carbon energy for new development around the Sapperton and Braid SkyTrain stations and along East Columbia Street, as well as the Royal Columbian Hospital expansion. The system will recover heat from the sewer system and channel it through a network of pipes to provide space and water heating for homes and businesses. The system will reduce carbon dioxide-equivalent greenhouse gas emissions by approximately 8,600 tonnes per year compared to existing, conventional heating sources, and over the course of its lifespan would reduce emissions by over 125,000 tonnes. The project supports Metro Vancouver’s climate action goals, the City’s Environmental Strategy and Action Plan, and Council’s seven bold steps to address climate change.

Metro Vancouver has committed up to \$18 million in funding for the Sapperton District Energy

System, and is actively exploring future opportunities to support a number of similar projects around the region.

New Westminster Council recently gave first reading to a new District Energy Bylaw, which will enable implementation of the Sapperton project. Further funding from other orders of government is being sought to allow the project to proceed. The City and Fraser Health are also working to confirm participation of Royal Columbian Hospital as the major user of the new system.

City of New Westminster Media Contact:

Roderick Carle, General Manager, New Westminster Utility Commission, 604-527-4569,
rcarle@newwestcity.ca

Metro Vancouver Media Contact:

Don Bradley, Division Manager, Media Relations & Issues Management,
604-788-2821, media@metrovanancouver.org

About Us

Metro Vancouver is a federation of 21 municipalities, one Electoral Area and one Treaty First Nation that collaboratively plans for and delivers regional-scale services. Its core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also regulates air quality, plans for urban growth, manages a regional parks system and provides affordable housing. The regional district is governed by a Board of Directors of elected officials from each local authority.

Located on the Fraser River at the geographic centre of the Lower Mainland, New Westminster is a vibrant community of over 80,000 residents. Our heritage buildings, historic neighbourhoods and commercial districts, and waterfront location combine to make “New West” the place to be.

Sapperton project to provide 'sewer heat' to New Westminster

Plans for the Sapperton District Energy System are heating up thanks to a new green collaboration.
Staff ReporterMar 17, 2022 3:22 PM



New Westminster city hall..Jennifer Gauthier

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