Langley City

2018 Annual Report

Langley City
THE PLACE TO BE

LANGLEYCITY.CA

THE PLACE TO BE
BEGIN ONE WAY
MAXIMUM

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Office of the Mayor

First and foremost, I would like to thank the citizens of Langley City for electing me as Mayor of this great community. As a previous Council member, I look forward to this new position while I continue to further the initiatives of the previous Council.

On behalf of the current City Council, it is my pleasure to present the 2018 Annual Report to Langley City citizens, taxpayers, and stakeholders. We made significant achievements this year and are proud to show how Langley City has enhanced aspects of the City while maintaining our 'debt-free' status.

One of the most exciting initiatives of 2018 was the creation of our place-making vision, Langley City: Nexus of Community. This bold new vision recognized the City's unique opportunity to capitalize on the fixed rapid transit line that will arrive in the next eight to ten years. The vision focuses on four cornerstones, Community, Connected, Experiences and Integration and within each cornerstone are supporting plans, policies and actions. To find out more information about Nexus of Community, visit langleycity.ca

Alongside the creation of the Nexus of Community vision, the City continued to work hard to implement Infrastructure Renewal programs that will benefit the community in the long term. We are proud to report that we installed washroom facilities at Penzer Action Park, replaced playgrounds at Douglas Park and City Park, built a community garden at Michaud Park, and implemented traffic calming on Grade Crescent as well as installed 17 new picnic tables and 19 benches in Penzer, Nicholas, Douglas, Conder, Linwood, Brydon, City Park and Sendall Gardens.

Quality of Life continues to be high on our list of priorities for 2018. Langley City Council approved $157,431 in community grants to non-profits organizations, registered societies or neighbourhood celebration committees that contribute to the City as a whole or broadly to one of the six City neighbourhood. Many of these organizations provided resources to City residents, supported initiatives that had economic development, environmental stewardship or a social benefit, or held community events that enhanced the quality of life for all residents. A list of the community organizations who received community grants this year is located on page 29.

The 2018 Annual Report provides a glimpse of what the City has accomplished. I invite you to enjoy the information within this Annual Report, learning more about the City's initiatives, services and programs. I will take this opportunity to thank my fellow Council members, our staff, volunteers and members of the public who work together to make our community 'The Place to Be,' now and into the future!

Sincerely,

Mayor Val van den Broek

Office of the Chief Administrative Officer

On behalf of Langley City employees, I am proud to present the 2018 Annual Report, which details the City's financial position and expands on many significant initiatives and accomplishments over the past year.

The City's Strategic Plan forms the foundation of our annual business plans and work plans and aligns with our mission of being a vibrant, healthy and safe community. Our new City Council has placed a sharper focus on offering a welcoming and diverse living environment to raise a family. They will achieve this by revitalizing not just the downtown area but the community as a whole. Their goal is to ensure that Langley City continues to be a desirable location for families, businesses, and industry, and that our policies and strategies create a vibrant economy that positions the City as the Regional Hub in the Fraser Valley for innovation, education, technology, shopping, health industry, leisure, and entertainment; and to be more active in achieving the Zero Waste goals.

City Council approved the Langley City: Nexus of Community document in anticipation of and to capitalize on the new light rapid transit line that is coming to Langley City in the next eight to ten years. This visioning document tells the story of that opportunity. But the story isn't just about transit. It is about the city and the people that will grow around it—before it even arrives—so that when the train comes, its stations are places of arrival, not departure. It is a story that builds on our existing community strengths of compact design, natural beauty and job-creating industries, and evolves in a bold and sustainable way.

The implementation of the Nexus is well underway with five initiatives included in the 2018-2022 Capital Improvement Plan: update the Official Community Plan to reflect future rapid transit, with consultation on new zoning and design elements to support housing, commercial development and pedestrian-friendly community hubs; update the Zoning Bylaw to be aligned with the objectives and policies of the new Official Community Plan; create a Nicomekl River District Neighbourhood Plan to guide redevelopment along the river; plan for a new Transit Hub Design that will transform the existing Logan Avenue exchange into a transportation hub for B-Line and rapid bus service that connects the rest of the region to Langley City; complete a Performing Arts Centre Feasibility Study with a detailed market analysis that will refine the project scope; establish a $1M Prosperity Fund for future land acquisitions that will ensure the City can act when strategic land parcels become available; and other strategic initiatives to support the vision. A window of opportunity has presented itself, requiring "all hands on deck" to seize the moment.

This is an exciting and transformational time for Langley City. We will continue working towards attaining our goals to enhance our community while being accountable to our citizens. Our talented and dedicated team is committed to delivering quality programs and services and improving the livability of our community, making Langley City "the Place to Be!"

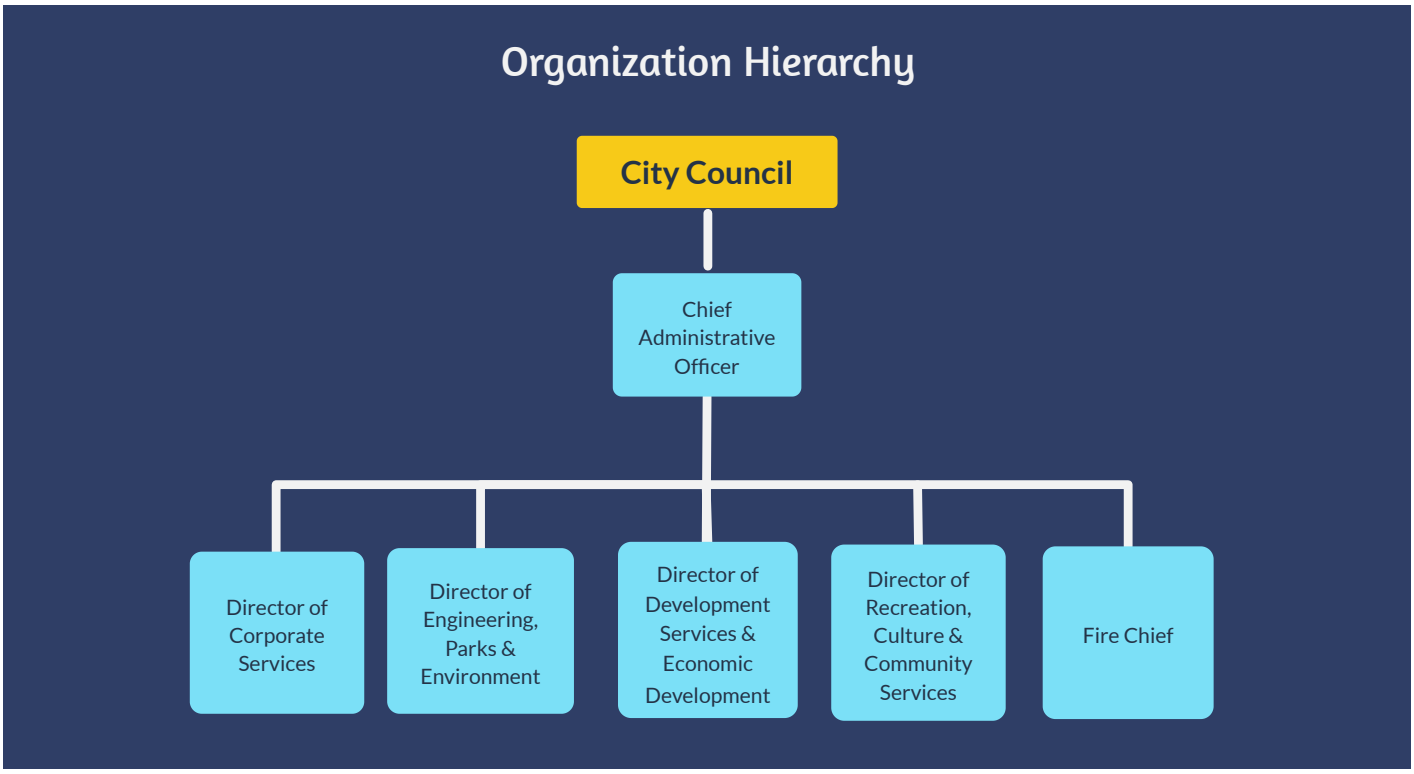
Sincerely,

Francis Cheung, P. Eng.
Chief Administrative Officer

Mayor & Council

Top Left to Bottom Right:

Councillor Paul Albrecht
Councillor Rudy Storteboom
Councillor Nathan Pachal
Councillor Gayle Martin
Mayor Val van den Broek
Councillor Teri James
Councillor Rosemary Wallace



SENIOR MANAGEMENT TEAM

TOP LEFT TO BOTTOM RIGHT: Rory Thompson, Kim Hilton, Rick Bomhof, Francis Cheung, Darrin Leite

Your City By the Numbers

Where Does City Revenue Come From?

Property tax is the largest single revenue source in the City of Langley and will account for 49% of total revenues in 2018.

The City has a number of sources of revenue to fund the essential services the City provides. Water and Sewer charges contribute 16%, Business licenses, building permit and inspection fees 5%, interest income 2%. Transfer from other governments contributed 4%.

Casino proceeds primarily fund capital projects like road rehabilitation and replacement of aging water and sewer pipes contributed 14%.

Did You Know?

Did you know that the City collects taxes on behalf of other levels of government? Only 60% of your taxes goes to the City with the remaining 40% going to Provincial School taxes, Translink, Metro Vancouver, BC Assessment Authority, DLBA and MFA.

Casino Proceeds Lower Your Taxes

Since 2005, the City has invested $87 million of Casino Proceeds into the Community.

In 2018, the City used $7.2 million to invest in capital projects including replacing playgrounds at City Park and Douglas Park, installing a new parking lot at Penzer Park, and road improvements all over the City and more!

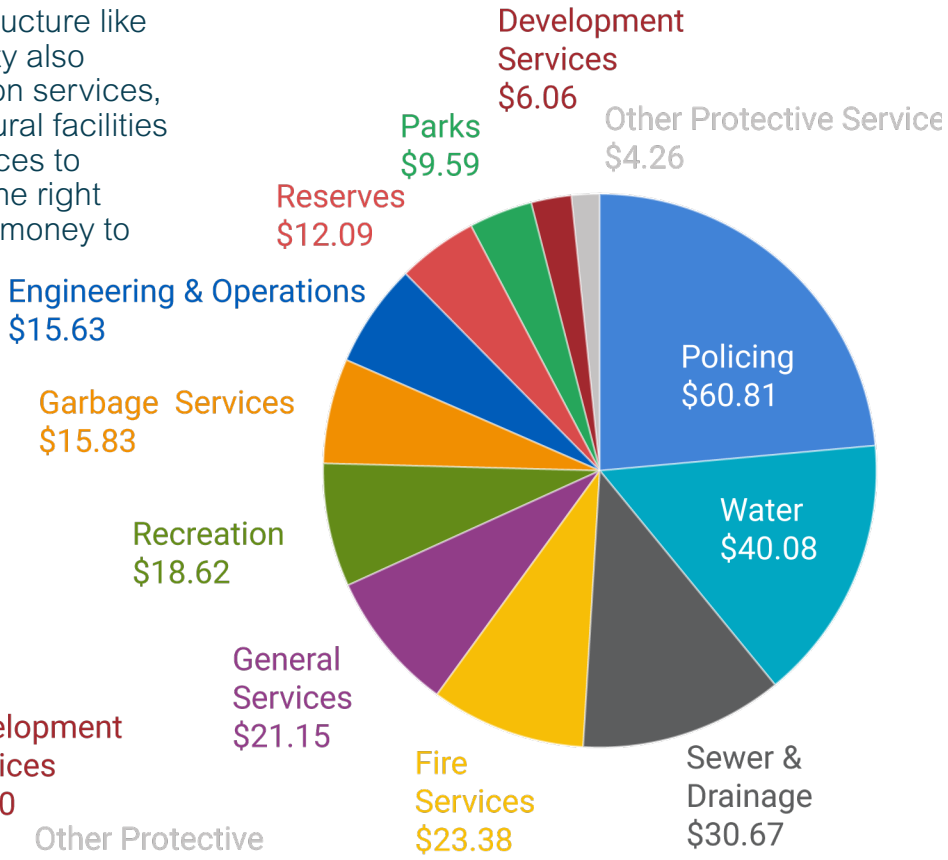
Using Casino Proceeds to fund capital projects prevents borrowing and paying principal and interest charges, which has kept the City's tax rate 17% lower while maintaining a debt-free status.

What do your tax dollars fund every month?

The City provides a range of services to its citizens, including critical infrastructure like streets, water, and sewer. The City also provides police and fire protection services, operates the recreation and cultural facilities and provides development services to assist businesses. The chart to the right shows where the city spends its money to provide these services.

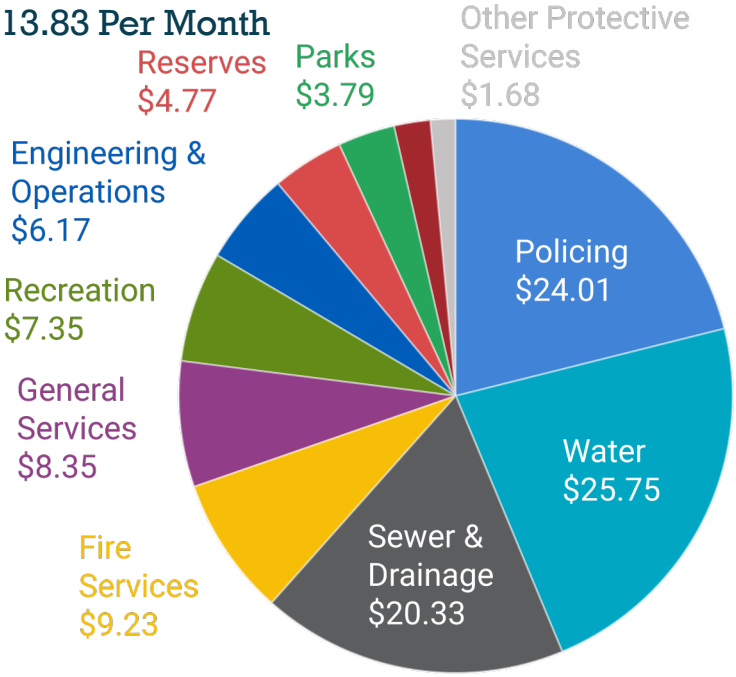
Single Family Homes

$258.17 Per Month



Multi-Family Homes

$113.83 Per Month



Strategic Initiatives

2017 - 2021 Strategic Plan

2018 Accomplishments

Infrastructure Renewal

Initiative: Develop an asset management policy to establish the organization's commitment to asset management with stable, long-term funding for the operation, maintenance, renewal, replacement or decommissioning of municipal assets.

Accomplishment: A new Asset Management Software package was purchased and is being implemented to help staff oversee, coordinate and optimize the maintenance and replacement of the city's aging infrastructure. A benefit of this new program is that the asset information will be linked to the city's mapping system to provide quick and up-to-date information across multiple departments and will assist in better decision making.

Looking Ahead: An automated notification system will be implemented as part of this project to ensure systematic and timely work orders are issued for all assets.

Quality of Life

Initiative: Partner with community groups to host more organized events and activities in the downtown.

Accomplishment: The City partnered with 8 downtown businesses and 22+ artists to host a two day Art Crawl event in the downtown core.

Looking Ahead: Langley City will host a multi-day event in early 2019, Roger's Hometown Hockey.

Communication

Initiative: Hold regular neighbourhood meetings and other forums, for City Council to communicate and interact directly with residents.

Accomplishment: Langley City Council and staff held three successful Neighbourhood Meetings in 2018. Langley City also held many public open houses, events, meetings where residents could provide their feedback. Council also attended many of these events to interact directly with residents and listen to their feedback.

Looking Ahead: Langley City Council and staff will continue to hold Neighbourhood Meetings, open houses and other meetings to provide residents with the opportunity to provide their feedback to staff and Council.

Revitalization

Initiative: Update City Bylaws, such as zoning, land use contract, business license, sign, building & plumbing, subdivision & development servicing, to maintain economic competitiveness.

Accomplishment: Langley City adopted a new vision strategy, Langley City: Nexus of Community and the Langley City Vision: Recommendations and Implementation Report to guide growth and development over the next 25+ years.

Looking Ahead: Langley City will be implementing the Nexus of Community Vision and a part of that vision is to update the Official Community Plan (OCP), Zoning Bylaws and the Nicomekl River District Neighbourhood Plan.

Environment

Initiative: Use an adaptive management approach to implementation of the Upper Nicomekl River Integrated Storm Water Management Plan (NRISMP).

Accomplishment: Ground water recharge and reducing peak flows from storm water runoffs were reviewed within the Subdivision & Development Bylaw.

Looking Ahead: The Subdivision & Development Bylaw is scheduled to be completed at the end of 2019. The NRISMP will likely take a number of years to complete since there are a number of storm water projects identified in the plan that need to be added to Development Cost Charge update which is currently scheduled for 2020.

Protective Services

Initiative: Implement the strategies from the Crime Prevention Plan

Accomplishment: Langley City extended the Crime Prevention Task Group Terms of Reference to December 2018. The Crime Prevention Task Group planned the "Know Your Neighbour" Door-to-Door Campaign to promote and educate the public about crime prevention initiatives and encourage residents to make a concerted effort to get to know their neighbours to increase a sense of ownership and security to an area. The Crime Prevention Task Group attended the City's Neighbourhood Meetings to recruit volunteers to go door to door and provide information about crime prevention to interested residents.

Looking forward: The Crime Prevention Task Group Terms of Reference was extended to December 2019 to allow the group to fulfill it's mandate.

Organizational Excellence

Initiative: Maintain our results-oriented work force that possesses a "can do" attitude.

Accomplishment: All staff regularly communicate that they place a high value on customer service. The City has developed a process where candidates for all positions are assessed for customer service skills, and reports of customer service concerns are dealt with effectively.

Looking Ahead: All staff are actively involved in delivering service to our customers and will ensure our standards continue to be met.

For more information on our 2017-2021 Strategic Plan , click here.

Departmental Overviews

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Administration

The Administration Department informs, advises and provides services to City Council, direction and assistance to City departments and services to the public, and leads the overall conduct of the City in pursuing the City's vision and mission while maintaining City values.

The department executes policies and decisions of Council, oversees and enforces all policies and City bylaws, facilitates and coordinates the flow of information internally and externally, supports council and committee meetings, and processes requests for information under the Freedom of Information and Protection of Privacy Act. The Administration department also coordinates the recruitment process and labour relations activities, oversees corporate training, health and safety, human resources programs, and professional development initiatives, and manages all communication platforms including the City's website, media relations, message development for City spokespeople, and provides communications support to members of Council, City committees and all City departments.

Accomplishments

Office of the CAO

- Completed the visioning document, Langley City: Nexus of Community and the Recommendations and Implementation Report.
- Completed the City Hall Outdoor Space
- Completed the 2018-2020 Marketing Communications Plan and the City's first event campaign
- Published 70+ announcements and 20 video spotlights

Corporate Officer Division

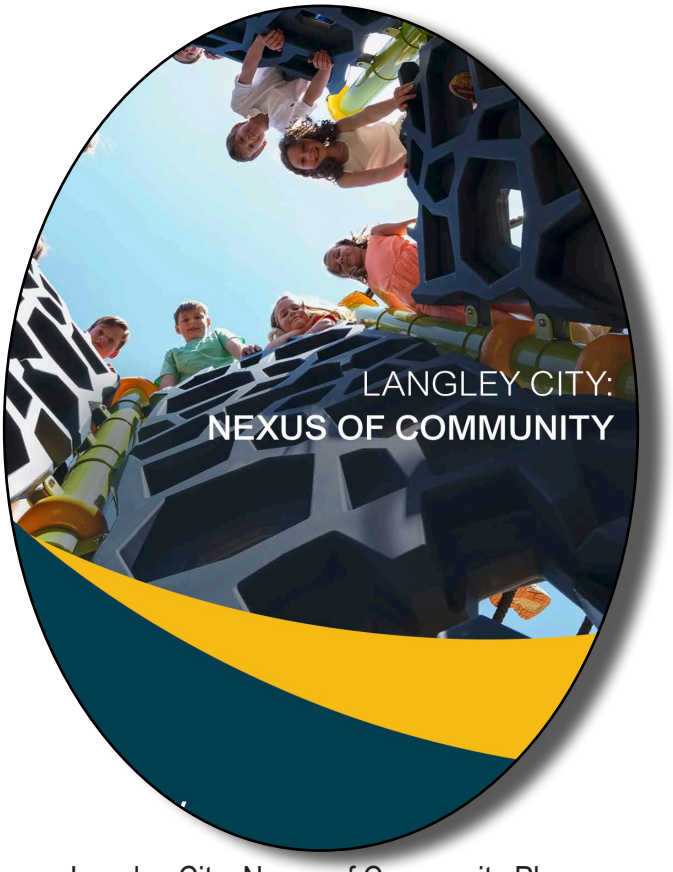
- Conducted Local Government and School Trustee Elections
- Processed 56 Freedom of Information requests
- Processed 51 new or amending bylaws
- 57 Council Meetings and 20 Council led events

Community Safety Division

- Responded to 8,718 Calls for Service
- Issued 3,589 parking violations

Human Resources Division

- Hired 58 new employees.
- 24 Occupational Health and Safety Committee Meetings
- 26 Occupational Health and Safety workplace inspections



Langley City: Nexus of Community Plan

Looking forward

From the direction of Council, the Administration Department will establish an Environmental Task Group, an Economic Development Task Group, an Arts and Culture Task Group and a Performing Arts and Cultural Centre Task Group to carry out Phase 2 of the feasibility study.

Corporate Services

The Corporate Services Department oversees the financial operation of the City and is responsible for the accounting, budgeting and reporting functions, revenue collection, cash management and investments, insurance and risk management while providing advice to staff and Council to ensure strong fiscal management.

The department is responsible for the City's strategic direction for information technology and technological infrastructure, and also acts as the City's principal contact for contract partners like the RCMP (Royal Canadian Mounted Police), LYFS (Langley Youth and Family Services) and the FVRL (Fraser Valley Regional Library).

Accomplishments

Finance Division

- Compiled the 2018 Financial Plan and Capital Improvement Plan.
- Added a number of users to the online My City module allowing residents online access to property tax, utility, dog and business licence accounts

Information Technology Division

- Completed Wi-Fi Expansion in all City facilities and launched Langley City Public Wi-Fi
- Upgraded the VoIP phone system with a new server, switches and software

LYFS (Langley Youth and Family Services

- 460 new client referrals
- 2,110 Counselling sessions recorded

RCMP (Royal Canadian Mounted Police)

- Sponsored 100 kids at the annual RCMP cadet camp

Langley City THE PLACE TO BE

YOUR TAX DOLLARS AT WORK

2018 Capital Projects

Message from Mayor Ted Schaffer

City Council is challenged every year to balance the increasing needs of the community against additional tax burdens to our citizens. The 2018 Financial Plan had a gap of $1,268,790 between total revenues and planned expenditures which equated to a 4.94% increase in property taxes to balance the budget.

The assessment value of multi-family homes increased on average 17% more than single-family homes, reversing the trend seen in the last 5 years and driving the tax rate higher for this class of properties.

City Council has heard from taxpayers, and the 2018 Financial Plan was developed to address the priority areas identified at the Neighbourhood Meetings and the Financial Open House which include the upkeep of parks, boulevards and trails, infrastructure renewal, recreational opportunities, and public safety and homelessness.

The 2018 Financial Plan was adopted in February, and includes playground upgrades and park improvements at City Park and Douglas Park, Logan Creek culvert replacement, Duncan Way pedestrian improvements, new Brydon Park and Linwood Park upgrades, a community garden at Michaud Park, Penzer Park bathroom and parking lot expansion, and Douglas Crescent road improvements between 206 Street and 208 Street. The budget also includes a provision for additional bylaw enforcement and a policing increase to lower the vacancy rate at the detachment, resulting in more RCMP members being deployed in the City.

Cr. Arnold, Cr. Albrecht, Cr. Storteboom, Mayor Schaffer, Cr. Martin, Cr. van den Broek, Cr. Pachal

On behalf of my Council colleagues, I am proud to report to our citizens, taxpayers, and stakeholders that Langley City has maintained its 'debt-free' status while continuing to achieve some significant milestones in our community.

I want to assure you that City Council is conscientious and purposeful during the budget deliberation process to ensure that we achieve this balance as we are committed to improving the livability of our community while being fiscally responsible, making Langley City "the Place to Be!"

Sincerely,

Mayor Ted Schaffer

Douglas Park Playground

Brydon Park Zip Line

Two Nicomekl Pedestrian Bridge Replacements

*for illustrative purposes only

City Park Playground

Logan Creek Culvert Replacement

*for illustrative purposes only

Michaud Community Garden

Linwood Park Playground

2018 Tax Insert

Looking forward

In 2019, the Corporate Services department will appraise City facilities for insurance renewal purposes, provide more online payment options and consider electronic fund transfer payments to suppliers, and Information Technology division will be working with the Administration department to update and improve the public facing website (langleycity.ca).

Engineering, Parks & Environment

Engineering, Parks & Environment Department ensures the safe and efficient movement of people, goods and services within Langley City. Functions include providing technical expertise and supervision for municipal infrastructure projects, road maintenance, environmental programs, transportation, sanitary, storm drainage, water, solid waste systems, traffic operations and signage. Engineering Services liaisons with various government partners, provide technical support, mapping services. Engineering Operations performs maintenance and repair services for the City's road network, responds to spills and contamination of watercourses, manages the water supply network, sanitary sewer and drainage infrastructure, and is responsible for fleet and equipment maintenance and Operations Centre support such as Dispatch and the Maintenance Management Systems. Park Operations supervises and administers all park functions and activities such as parks master planning, parks facilities, trail networks, irrigation and drainage systems and field maintenance.

Accomplishments

Engineering Services

- Processed 203 permits
- Installed 2 pedestrian bridges
- Completed concept designs for Fraser Hwy one way and started detailed design
- Completed 3 traffic signals and 2 Special Xwalk signals

1948

Requests For Service completed

Engineering Operations

- Disconnected old services and installed new services at 56 development sites
- Serviced 145 city fire hydrants
- Performed traffic signal maintenance on 47 of our signalized intersections

Parks Operations

- Replaced playgrounds at Douglas Park and City Park and added Zip Line feature at Brydon Park
- Installed new overflow parking lot and washroom facilities at Penzer Park
- Installed 17 new picnic tables and 19 benches in various City parks
- Installed new community garden in Michaud Park

Looking forward

In 2019, Engineering, Parks & Environment department will complete the Douglas Crescent (between 206 Street and 208 Street) road and underground infrastructure rehabilitation project, implement traffic calming at three elementary schools, install more garbage cans at Nicomekl Floodplain trail entrances and complete the City Park renewal project including new paved trails, an off-leash dog park and passive park space.

Development Services & Economic Development

The Development Services & Economic Development Department is responsible for planning and development of the community in accordance with the direction provided by City Council. The department prepares policies, plans and bylaws for the management of growth and development including the Official Community Plan and Zoning Bylaw. The department also includes building inspection and business licensing functions to ensure public health and safety in accordance with the B.C. Building Code and consistency with municipal bylaws. The department advances economic development objectives in line with the City's Economic Development Strategy.

Accomplishments

- Processed 54 new development applications for 1,098 multifamily residential units, 19 single family lots, 28 intermediate care seniors units and 400 square metres of commercial floor space
- Processed 316 new Building Permit applications with a construction value of $116 million (new City record)
- Processed 290 new Business License applications
- Implemented Economic Development Strategy and the Business Retention & Recruitment Strategy
- Completed the Community Profile

1886

Business Licences Issued

Community Profile

Looking forward

The Development Services & Economic Development Department will participate in UDI events, update the Neighbourhood Profiles and educational book, conduct the 2019 Community Survey and support the development of a New Official Community Plan (OCP), Nicomekl River District Neighbourhood Plan and zoning bylaw. The department will also be updating information on the website in relation to these initiatives.

Recreation, Culture & Community Services

The Recreation, Culture and Community Services Department creates recreational opportunities that nurture healthy individuals and families, strong and unique neighbourhoods, a vibrant city, and a thriving economy. The Recreation team manages programming and recreation facilities, organizes and coordinates community events, works with community partners groups and committees, and enriches Langley City's quality of life by providing and facilitating diverse recreational, cultural and community experiences. Recreation, Culture and Community Services Department plays a vital role in the social, economic, environmental, physical, and mental wellbeing of our city.

Accomplishments

The Recreation, Culture and Community Services Department can be summarized in five distinct categories: Programming & Marketing, Facilities, Community Events, Partnerships and Committees, and Customer Service. Since 2016, the department has made significant strides in the following areas:

61%%

increase in all events

42%

increase in seasonal programming

47%

increase in Facility and Field rentals

18%

increase in fitness drop-in participants

49%

in registered programs offered

65%

increase in using a pass for Timms Community Centre Drop-in programs

2018 Movie in the Park event

Looking forward

In 2019, the Recreation, Culture & Community Services department will hold more evening and winter events and programs and more events for kids at Halloween; live minimally workshop, events focused on arts, wellness and environment, finalize the special event strategy and begin implementation, and carry out Phase 2 of the Performing Arts and Cultural Centre study.

Fire Rescue Service

Fire-Rescue Services protects life, property and the environment through effective emergency management, fire protection and prevention including fire code inspections, education and training, and fire operations, and by responding to emergencies. In addition to fire suppression, rescue service and emergency medical services, other roles include working with our community emergency service partners, emergency planning, and providing community outreach.

Accomplishments

- Ongoing training of city staff in Emergency Operations Centre (EOC) roles
- Ongoing development and revision of department Operational Guidelines
- Establishment of joint training with TOL Fire Department
- Ongoing fire inspector training for career firefighters
- Established High School student work experience program
- Fire Prevention Week Open House

2587

Calls For Service

Firefighters with the new Fire Service Truck

Looking forward

In 2019, the Fire Service Rescue Department will complete a joint Emergency Scene Management Training with the Township of Langley, implement a department online training platform, complete Live Fire Training, and Heavy Vehicle Training with the Township of Langley.

Langley RCMP

The Langley Royal Canadian Mounted Police (RCMP) provides policing services to both the City and Township of Langley. These services include; frontline policing, general investigations, serious crimes, drugs, street enforcement, community policing, gang enforcement, forensic identification, police dog services, air support. Combined efforts amongst police and civilian staff strive toward public safety and crime prevention in the City of Langley.

Accomplishments

The arrest, charge and conviction of two individuals that were assaulting, threatening and robbing Langley's most vulnerable has dramatically decreased the number of incidents in the City core. Once the two individuals were identified, Langley police officers were able to conduct a successful investigation resulting in the incarceration of known criminals.

Langley Detachment was able to obtain a Mercedes Benz C63 vehicle that was seized through asset/civil forfeiture to promote the "End Gang Life" program. It has been strategically utilized in various events in connecting with youth to discuss gang life and the risks associated with that lifestyle.

For the past two summer seasons, Langley RCMP officers have been assisting the Province in combating wildfires in various regions of BC. Police officers have played unique roles in ensuring public safety during these incidents of extreme weather volatility.

13,806
CALLS FOR SERVICE

57%
reduction in drug offenses.

Looking forward

Langley Detachment has created an outreach team comprised of 4 police officers to address homelessness within Langley City. To date there have been numerous referrals to various agencies and within a few short months, the number of homeless persons have decreased due to partnerships and common goals. These efforts will continue to ensure the appropriate agencies are engaged ultimately reducing the number of homeless individuals and enhancing public safety.

Community Grants

2018 Community Grants

1	Alano Club of Langley	$	1,000.00
2	Bard in the Valley	$	11,174.56
3	Big Brothers Big Sisters of Langley	$	4,808.00
4	Boys and Girls Clubs of South Coast BC	$	6,450.00
5	Brookswood Baptist Church - Homeless Feeding Program	$	203.67
6	Canadian Animal Rescue & Extended Shelter Society (CARES)	$	500.00
7	Cerebral Palsy Association of BC	$	500.00
8	Children of the Street Society	$	1,000.00
9	Children's Wish Foundation	$	1,000.00
10	Civix	$	1,000.00
11	DLBA - Arts Alive	$	11,000.00
12	DLBA - Start It Up	$	5,000.00
13	Douglas Park Community School Society	$	2,550.00
14	Encompass Support Services Society - (Best Babies)	$	3,660.00
15	Fibromyalgia Well Spring Foundation	$	1,000.00
16	Fraser Region Community Justice Initiatives (CJI)	$	2,000.00
17	Fraser Valley Cultural Diversity Awards	$	500.00
18	HD Stafford Middle School	$	1,500.00
19	Ishtar Transitional Housing Society	$	1,350.00
20	Kiwanis Fraser Valley Music Festival Society	$	5,000.00
21	Langley 4H District Council*	$	150.00
22	Langley Amateur Radio Association	$	262.60
23	Langley Arts Council	$	1,600.00
24	Langley Baseball Association	$	8,000.00
25	Langley Cares Foundation - Langley Lodge	$	10,000.00
26	Langley Childrens Committee	$	600.00
27	Langley Community Farmer's Market	$	5,300.00
28	Langley Field Naturalists	$	1,000.00
29	Langley Flippers Swim Club	$	1,232.00
30	Langley Fundamental Middle / Secondary School Dry Grad	$	500.00
31	Langley Lawn Bowling Club	$	6,000.00
32	Langley Literacy Association	$	2,500.00
33	Langley Meals on Wheels	$	1,009.40
34	Langley Pos-Abilities Society	$	985.31
35	Langley Royal Canadian Legion (Remembrance Day)*	$	2,400.00
36	Langley Scholarship Committee*	$	4,500.00
37	Langley Secondary School Dry Grad Committee	$	500.00
38	Langley Senior Resources Society	$	15,000.00
39	Langley Ukulele Association	$	1,650.00
40	Lower Fraser Valley Aboriginal Society	$	2,500.00
41	Mountain Secondary School Dry Grad	$	500.00
42	Nicomekl Elementary School	$	5,000.00
43	Parkinson Society BC Langley Chapter	$	236.25
44	Pitch in Canada*	$	425.00
45	Pucks Powerplay Foundation	$	2,660.00
46	Seniors of Langley	$	270.00
47	Southgate Christian Fellowship	$	4,500.00
48	Terry Fox Run	$	800.00
49	Valley Therapeutic Equestrian Association	$	500.00
50	Weekend Fuelbag	$	2,600.00
51	Youth Parliament*	$	1,000.00
52	City Sponsorship Advertising	$	2,000.00
	January Submission Total	**$**	**125,976.79**
	June Submission Total	**$**	**21,400.00**
	Community Grants Total	**$**	**147,376.79**

City Council Awarded $ 147,376.79 in 2018

Permissive Tax Exemptions

Name	Exemption
Anglican Parish of St. Andrew	$ 22,890
Bridge Community Church	10,430
Church of the Nazarene	20,586
City of Langley	105,715
Global School Society	10,247
Langley Association for Community Living	16,912
Langley Care Society	63,743
Langley Community Music School	48,676
Langley Community Services	13,275
Langley Evangelical Free Church	26,331
Langley Hospice Society	5,911
Langley Lawn Bowling Club	33,344
Langley Seniors Resource Society	53,845
Langley Stepping Stones	6,498
New Apostolic Church Canada	6,671
Salvation Army - Gateway of Hope	2,963
Southgate Christian Fellowship	42,970
St. Joseph Roman Catholic Church	59,106
United Church of Langley	15,109
Vineyard Christian Fellowship	24,223
	$ 589,445

Financial Statements

Director of Corporate Services Letter of Transmittal

June 1, 2019

Mayor van den Broek and Members of Council:

I am pleased to present the Consolidated Financial Statements of the City of Langley for the year ended December 31, 2018.

FINANCIAL STATEMENTS

The following statements are a requirement under Section 167 of the Community Charter and have been prepared by city staff in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board (PSAB) for the Canadian Institute of Chartered Accountants. It is the responsibility of the management of the City of Langley to prepare the Consolidated Financial Statements and to ensure the accounting procedures and systems of internal control are in place to safeguard the City's assets. The report is intended to provide reliable and accurate financial information of the City to residents, taxpayers and other readers.

The City's auditors, the public accounting firm of BDO Canada LLP, have given the city an unqualified audit opinion on the city's financial statements, stating in their opinion, that the statements present fairly, in all material respects, the consolidated financial position of the Consolidated Entity as at December 31, 2018 and its consolidated results of operations, consolidated changes in net debt, and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

FINANCIAL OVERVIEW

With the use of sound financial principles, the City of Langley is debt free and in a solid financial position at the end of 2018. The City has a healthy net financial assets balance of $39 million.

The City's accumulated surplus includes $258 million in tangible capital assets (land, buildings, equipment and engineering structures like roads and utility pipes) which increased $13.5 million in 2018 less the $5.9 million in amortization expenses and the disposal of assets like vehicles being replaced.

With the exception of the Water, Sewer, Parks and a larger transfer to reserves, all the City's departmental operating expenditures for the year 2018 met the budgeted projections. The City collected $27.5 million in taxation revenues and a further $9.1 million in water and sewer user rates. The three largest operating cost centers are policing, engineering services and general government services which includes an allocation for community grants.

The City will build upon our key strategic priorities to enhance the well-being of our residents and continue to provide the high level of community services that make the City of Langley the Place to Be.

Respectfully submitted,

Darrin Leite, CPA, CA
Director of Corporate Services

Management's Responsibility

The management of the City of Langley (the "City") is responsible for the preparation of the accompanying consolidated financial statements and the preparation and presentation of all information in the Financial Report. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards and are considered by management to present fairly the financial position and operating results of the City. The City's accounting procedures and related systems of internal control are designed to provide reasonable assurance that its assets are safeguarded and its financial records are reliable.

City Council accepts the consolidated financial statements and meets with management to determine that management has fulfilled its obligation in the preparation of the consolidated financial statements.

The City's independent auditor, BDO Canada LLP, has examined the consolidated financial statements and their report outlines the scope of their examination and their opinion on the consolidated financial statements of the City of Langley.

Darrin Leite, CPA, CA
Director of Corporate Services

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BDO Canada LLP
600 Cathedral Place
925 West Georgia Street
Vancouver BC V6C 3L2 Canada

Independent Auditor's Report

To the Mayor and Council of the City of Langley

Opinion

We have audited the consolidated financial statements of the City of Langley and its controlled entities (the "Consolidated Entity") which comprise the Consolidated Statement of Financial Position as at December 31, 2018 and the Consolidated Statements Operations, Consolidated Changes in Net Debt, and Consolidated Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Consolidated Entity as at December 31, 2018 and its consolidated results of operations, consolidated changes in net debt, and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Consolidated Entity in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any for of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Consolidated Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Consolidated Entity, or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Consolidated Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally-accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally-accepted auditing standards we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

Identify and assess the risks of material misstatement of the consolidated financial statements whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Consolidated Entity's internal control.

Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Consolidated Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Consolidated Entity to cease to continue as a going concern.

Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

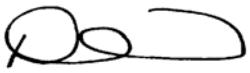
Chartered Professional Accountants

Vancouver, British Columbia
April 29, 2019

Consolidated Statement of Financial Position
at December 31, 2018 with comparative figures for 2017

	2018	2017
Financial Assets		
Cash & cash equivalents (Note 2)	$ 22,159,086	$ 26,018,285
Accounts receivable		
Taxes and utilities receivable	4,552,418	4,154,907
Receivables from other governments	2,168,321	5,463,690
Other receivables	2,090,225	1,499,807
Portfolio investments (Note 2)	42,098,460	27,098,165
	73,068,510	64,234,854
Liabilities		
Prepaid property taxes	4,323,597	4,251,021
Accounts payable and accrued liabilities	10,862,338	9,656,461
Employee future benefits (Note 3)	347,452	329,100
Deferred revenue	1,336,900	1,157,831
Deferred development cost charges (Note 4)	17,579,002	13,835,199
	34,449,289	29,229,612
Net Financial Assets	38,619,221	35,005,242
Non-Financial Assets		
Prepaid expenses	107,632	93,142
Supplies inventory	122,873	120,353
Tangible capital assets (Schedule 4)	257,942,522	250,317,972
	258,173,027	250,531,467
Accumulated Surplus (Note 5)	$ 296,792,248	$ 285,536,709

See accompanying notes to consolidated financial statements.



Darrin Leite, CPA, CA
Director of Corporate Services

Val van den Broek
Mayor

Consolidated Statement of Operations
Year ended December 31, 2018 with comparative figures for 2017

	2018 Financial Plan	2018	2017
	(Note 13)		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 6)	$ 27,661,540	$ 27,504,153	$ 26,152,151
User fees and other revenue	11,756,070	15,772,694	12,601,039
Gaming proceeds	6,800,000	7,752,596	7,577,431
Government transfers (Note 7)	1,754,190	1,953,717	7,573,037
Investment earnings	607,350	1,186,465	783,277
Use of development cost charges (Note 4)	1,098,900	797,718	782,621
Gain (loss) on disposal of tangible capital assets	-	420,894	(84,421)
Contributed tangible capital assets	-	1,117,743	253,717
	49,678,050	56,505,980	55,638,852
Expenses (Schedules 2 & 3)			
General government services	5,215,095	5,126,883	4,684,312
Police service	12,343,840	12,004,352	11,112,031
Fire service	4,822,775	4,436,465	4,448,691
Other protective services	826,425	798,060	765,810
Engineering operations	6,293,735	5,820,568	5,852,316
Water utility	3,961,085	3,988,915	3,865,341
Sewer and drainage utility	3,535,945	3,710,405	3,348,534
Development services	1,461,295	1,159,947	1,161,110
Solid waste	657,410	655,515	631,752
Recreation services	4,877,935	4,784,063	4,765,358
Parks	2,540,965	2,765,268	2,288,464
	46,536,505	45,250,441	42,923,719
Annual Surplus	3,141,545	11,255,539	12,715,133
Accumulated Surplus - beginning of year	285,536,709	285,536,709	272,821,576
Accumulated Surplus - end of year (Note 5)	$ 288,678,254	$ 296,792,248	$ 285,536,709

See accompanying notes to consolidated financial statements.

Consolidated Statement of Change in Net Financial Assets Year ended December 31, 2018 with comparative figures for 2017

	2018 Financial Plan	2018	2017
	(Note 13)		
Annual Surplus	$ 3,141,545	$ 11,255,539	$ 12,715,133
Change in Capital Assets			
Acquisition of tangible capital assets	(9,970,270)	(12,373,678)	(15,757,321)
Contributed tangible capital assets	-	(1,117,743)	(253,717)
Amortization	5,278,040	5,657,083	5,320,689
Proceeds from sale of tangible capital assets	-	630,682	51,800
(Gain) loss on disposal of tangible capital assets	-	(420,894)	84,421
	(4,692,230)	(7,624,550)	(10,554,128)
Change in Other Non Financial assets			
(Increase) decrease in prepaid expenses	-	(14,490)	24,233
(Increase) decrease in supplies inventory	-	(2,520)	(13,021)
	-	(17,010)	11,212
Increase (Decrease) in Financial Assets	(1,550,685)	3,613,979	2,172,217
Net Financial Assets - beginning of year	35,005,242	35,005,242	32,833,025
Net Financial Assets - end of year	$ 33,454,557	$ 38,619,221	$ 35,005,242

See accompanying notes to consolidated financial statements.

Consolidated Statement of Cash Flows
Year ended December 31, 2018 with comparative figures for 2017

	2018	2017
Cash Provided By (Used For)		
Operating Transactions		
Annual surplus	$ 11,255,539	$ 12,715,133
Items not involving cash:		
Development cost charge revenue recognized	(797,718)	(782,621)
Amortization	5,657,083	5,320,689
Amortization of investment premiums and discounts	(1,648)	(1,835)
Contributed tangible capital assets	(1,117,743)	(253,717)
(Gain) loss on disposal of tangible capital assets	(420,894)	84,421
Changes in non-cash working capital:		
Accounts receivable	2,307,440	(2,348,697)
Prepaid property taxes	72,576	14,430
Accounts payable and accrued liabilities	1,224,229	334,376
Prepaid expenses	(14,490)	24,233
Supplies inventory	(2,520)	(13,021)
Deferred revenue	179,069	118,945
	18,340,923	15,212,336
Capital Transactions		
Cash used to acquire tangible capital assets	(12,373,678)	(15,757,321)
Proceeds from sale of tangible capital assets	630,682	51,800
	(11,742,996)	(15,705,521)
Financing Transactions		
Receipt of deferred development cost charges and interest earned	4,541,521	3,295,849
Investing Transactions		
Purchase of investments	(52,100,000)	(25,101,353)
Redemption of investments	37,101,353	23,141,397
	(14,998,647)	(1,959,956)
(Decrease) Increase in Cash and Cash Equivalents	(3,859,199)	842,708
Balance - beginning of year	26,018,285	25,175,577
Balance - end of year	$ 22,159,086	$ 26,018,285

See accompanying notes to consolidated financial statements.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

1. Significant accounting policies:

The City of Langley (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as policing, fire protection, public works, planning, parks, recreation and other general government services.

(A) Reporting Entity and Basis of Consolidation:

These financial statements have been prepared in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. They consolidate the activities of all the funds of the City and the City's wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(C) Non Financial Assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations.

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at fair value at the time of contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Land Improvements	10 to 30 years
Buildings	10 to 50 years
Vehicles	10 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	20 to 80 years

(E) Revenue Recognition:

Property tax revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as property tax revenue in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as property tax revenue.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

User fees and other revenue

Charges for licences and permits, solid waste fees, and sewer and water usage are recorded as user fees and other revenue as services are utilized and revenue is earned.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

Gaming proceeds
Gaming proceeds, a specific type of government transfer, are recognized in the period in which they are earned.

Government transfers
Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Investment earnings
Investment income is recorded on the accrual basis and recognized when earned.

Development cost charges
Developers are required to pay funds to offset the cost of required infrastructure development. The amounts are recognized as a liability and acccrue interest until spent on the required infrastructure. When qualifying expenditures are incurred, Development cost charges are recognized as revenue as an offsetting funding source.

Contributed tangible capital assets
Developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City and recognized at the estimated fair market value.

(F) Use of Estimates/Measurement Uncertainty:
The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Significant areas requiring use of management estimates relate to the determination of employee future benefit liabilities, provisions for litigation and claims, collectibility of accounts receivable and the useful lives of tangible capital assets. Actual results could differ from those estimates.

(G) Basis of Segmentation (Schedule 2 & 3):
Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment.

(H) Contaminated Sites:
Governments are required to accrue a liability for the costs to remediate a contaminated site. Liabilities are recognized when an environmental standard exists, contamination exceeds the standard, the government has responsibility for remediation, future economic benefits will be given up and a reasonable estimate can be made.

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2018 or December 31, 2017.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

2. Cash, cash equivalents and portfolio investments:

	2018	2017
Deferred development cost charges	$ 16,614,332	$ 13,040,627
Statutory reserves	8,964,086	6,910,642
Non-statutory reserves	25,959,140	24,468,663
Operating funds	12,719,988	8,696,518
	$ 64,257,546	$ 53,116,450
Cash and cash equivalents	$ 22,159,086	$ 26,018,285
Portfolio investments	42,098,460	27,098,165
	$ 64,257,546	$ 53,116,450

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2017 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.80% and 3.20% (2017 - 1.40% and 3.08%) with varying maturity dates up to 72 months. The market value of the investments as at December 31, 2018 was $42,108,376 (2017 - $27,129,910). Portfolio investments are recorded at amortized cost. Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

The City provides employee future benefits in the form of non-vested sick leave to qualifying employees. These benefits are accrued as earned and paid when taken by employees.

Employee sick leave is credited annually at 18 days per full year of service. Unused days are banked to a maximum of 120 days. The City does not pay out the value of the cumulative sick plan bank at retirement or termination of employment; however, the City could experience usage of these banks in periods leading up to retirement, resulting in a non-vested liability.

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2015 and is projected to December 31, 2018. Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2018, with results available in 2019.

The employee future benefit liability at December 31, 2018 was $347,452 (2017 - $329,100), comprised as follows:

	2018	2017
Benefit liability - beginning of year	$ 329,100	$ 317,848
Current service cost	35,400	34,500
Interest cost	13,000	12,900
Benefits paid	(42,400)	(48,500)
Amortization of actuarial loss	12,352	12,352
Benefit liability - end of year	$ 347,452	$ 329,100
Accrued benefit obligation - end of year	$ 426,500	$ 420,500
Unamortized actuarial loss	(79,048)	(91,400)
Benefit liability - end of year	$ 347,452	$ 329,100

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2018	2017
Discount rate	3.00%	3.00%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%
Estimated average remaining service life	10.4	10.4

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

4. Deferred development cost charges:

	Balance at Dec. 31, 2017	Contributions Received	Interest Earned	Use of Development Cost Charges	Balance at Dec. 31, 2018
Drainage	$ 2,950,163	$ 514,059	$ 69,117	$ (123,750)	$ 3,409,589
Public Open Spaces	4,616,002	188,125	98,486	(472,986)	4,429,627
Roads	2,770,621	1,692,391	77,874	(180,661)	4,360,225
Sewer	2,336,343	1,397,586	66,133	(20,321)	3,779,741
Water	1,162,070	408,142	29,608	-	1,599,820
	$13,835,199	$ 4,200,303	$ 341,218	$ (797,718)	$ 17,579,002

5. Accumulated surplus:

Accumulated surplus is comprised of operating surpluses and equity in tangible capital assets held in the general, sewer and water funds as well as reserves. Accumulated surplus is distributed as follows:

	2018	2017
Operating surplus		
General	$ 1,375,798	$ 1,293,587
Sewer & Drainage	1,147,115	1,142,801
Water	1,403,587	1,403,044
	3,926,500	3,839,432
Equity in tangible capital assets		
General	204,063,676	199,182,592
Sewer & Drainage	30,846,489	28,438,803
Water	23,032,357	22,696,577
	257,942,522	250,317,972
Reserves (Schedule 1)		
Statutory reserves	8,964,086	6,910,642
Non-statutory reserves	25,959,140	24,468,663
	34,923,226	31,379,305
	$ 296,792,248	$ 285,536,709

6. Property tax revenue:

In addition to its own tax levies, the City is required to levy taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, and organizations providing regional services in which the Municipality has become a member. Total tax levies were comprised as follows:

	2018 Financial Plan	2018	2017
City tax levies	$ 27,113,085	$ 26,952,217	$ 25,611,686
Grants in lieu of taxes	548,455	551,936	540,465
	27,661,540	27,504,153	26,152,151
Levies for other organizations			
School taxes		14,308,048	13,709,858
TransLink		2,872,013	2,699,413
British Columbia Assessment Authority		440,504	409,960
Metro Vancouver		473,148	371,313
Downtown Langley Merchants Assoc.		443,237	422,130
Municipal Finance Authority		1,991	1,684
Total collections for others		18,538,941	17,614,358
		$ 46,043,094	$ 43,766,509

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

7. Government transfers:

	2018 Financial Plan	2018	2017
Federal Government			
Community works fund	$ 127,680	$ 133,883	$ 128,660
	127,680	133,883	128,660
Provincial Government			
Hotel tax revenue	165,000	171,404	163,646
Carbon tax revenue sharing	20,500	20,498	20,512
Traffic fine revenue sharing	475,000	452,388	472,123
Infrastructure funding	-	108,649	5,375,983
	660,500	752,939	6,032,264
Municipalities and Regional Authorities			
Police capital adjustment	33,880	40,227	33,881
Langley Youth & Family Services	358,635	356,090	329,677
Emergency preparedness	36,495	20,682	26,176
Major road network	537,000	641,000	537,000
Infrastructure funding	-	8,896	485,379
	966,010	1,066,895	1,412,113
	$ 1,754,190	$ 1,953,717	$ 7,573,037

8. Trust funds:

The City has excluded the following trust funds and associated cash and accounts receivable from the Consolidated Statement of Financial Position and related interest earnings and transactions from the Consolidated Statement of Operations:

	2018	2017
Langley Christmas Bureau	$ 280,265	$ 261,471
Refundable deposits	14,278,015	8,937,161
Road bond reserve	41,350	41,350
GVS & DD development cost charges	100,265	64,920
	$ 14,699,895	$ 9,304,902

These funds were received from the public for specific purposes or are deposited by developers and held by the City u
aspects for the development permit have been fulfilled.

9. Expenditures and expenses by object (Schedules 2 & 3):

	2018			201
	Operations	Capital	Total	Tot
Salaries & benefits	$ 13,294,321	$ 272,527	$ 13,566,848	$ 13,58
Goods and services	26,299,037	12,101,151	38,400,188	39,77
Contributed tangible capital assets	-	1,117,743	1,117,743	25
Total expenditures	39,593,358	13,491,421	53,084,779	53,61
Amortization	5,657,083	-	5,657,083	5,32
Total expenditures & expenses	$ 45,250,441	$ 13,491,421	$ 58,741,862	$ 58,93

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

11. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The bc trustees, representing plan members and employers, is responsible for administering the plan, including investme assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension be are based on a formula. As at December 31, 2017, the plan has about 197,000 active members and approximatel 95,000 retired members. Active members include approximately 39,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of funding. The actuary determines an appropriate combined employer and member contribution rate to fund the pla actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-tern of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This ra may be adjusted for the amorization of any actuarial funding surplus and will be adjusted for the amorization of an unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a $2,224 million fur surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuat surplus and pursuant to the joint trustee agreement, $1,927 million was transferred to the rate stabilization accour $297 million of the surplus ensured the required contribution rates remained unchanged.

The City of Langley paid $1,038,327 (2017 - $1,037,870) for employer contributions while employees contributed $846,894 (2017 - $817,705) to the plan in fiscal 2018.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense as the amount of employer contributions made d the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities a accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, and cost to individual employers participating in the plan.

12. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. The outcome o these claims cannot reasonably be determined at this time.

Notes to the Consolidated Financial Statements
Year ended December 31, 2018 with comparative figures for 2017

13. Financial plan:

The financial plan reported on the Consolidated Statement of Operations represents the Financial Plan and Capita Improvement Plan bylaw adopted by City Council on February 19, 2018 and does not reflect any amendments app after the original adoption.

The following reconciles the balanced statutory financial plan and the financial plan surplus reported on the Consolidated Statement of Operations.

	Financial Plan
Surplus as per Financial Plan Bylaw No. 3051	$ -
Capital asset additions	9,970,270
Transfer to non-statutory reserves	8,680,745
Transfer to statutory reserves	1,569,970
Amortization expense	(5,278,040)
Transfer from non-statutory reserves	(9,254,735)
Transfer from statutory reserves	(2,391,665)
Transfer from surplus	(155,000)
Financial Plan Surplus as per Consolidated Statement of Operations	$ 3,141,545

14. Contractual rights:

(A) Developer contributions:

The City has entered into a number of public works development agreements which require the developers to con various infrastructure assets to the City, including roads and underground utilities. The timing and extent of these contributions vary depending on development activity and fair value of the assets received at time of contribution, cannot be determined with certainty at this time.

(B) Gaming proceeds:

The City has a Host Financial Assistance Agreement with the Province of BC where the Province has agreed that of the net gaming income from the Cascades Casino will be paid the City of Langley, as financial assistance, for a purpose that would be of public benefit to the city. In 2018, the City recognized $7,752,596 in revenues from the Province. Future revenues are anticipated to be approximately $7.2 million per year but are dependant on the am of gaming that occurs at the casino in any given year.

Schedule 1
Consolidated Schedule of Statutory and Non-statutory Reserves
Year ended December 31, 2018

Statutory Reserves	Balance at Dec. 31, 2017	Developer Contributions	Internal Transfe Additions
Capital Works	$ 3,937,766	$ -	$ 4,545,13
Equipment Replacement-Fire Dept.	885,580	-	64,98
Lane Development	259,199	-	-
Machinery Replacement	1,334,303	-	467,24
Off-Street Parking	255,814	-	10,43
Office Equipment Replacement	14,714	-	46,50
Parks and Recreation	185,654	-	177,50
P&R Future Projects	37,612	-	-
Total	$ 6,910,642	$ -	$ 5,311,80

Non-statutory Reserves	Balance at Dec. 31, 2017	Developer Contributions	Internal Transfe Additions
Community Works	$ 5,742	$ -	$ 133,88
Future Policing Costs	3,287,365	-	-
Gaming Proceeds	12,407,324	-	7,752,59
Major Road Network Rehab	1,077,100	-	399,81
Prosperity Fund	-	-	1,350,00
Sewer Future Capital	1,504,821	-	685,00
Sewer Insurance Claims	31,876	-	-
Special Bonds	4,546,921	436,800	-
Tax Stabilization	339,818	-	-
Water Future Capital	1,267,696	-	880,00
Total	$ 24,468,663	$ 436,800	$ 11,201,29

r	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2018
9	$ 88,146	$ (1,000,000)	$ (517,530)	$ (1,011,366)	$ 6,042,155
2	18,061	-	-	(272,626)	695,997
	5,551	-	-	-	264,750
3	30,119	-	-	(453,522)	1,378,143
6	5,562	-	-	-	271,812
0	654	-	(17,044)	(25,181)	19,643
0	5,316	-	(83,936)	(31,366)	253,168
	806	-	-	-	38,418
0	$ 154,215	$ (1,000,000)	$ (618,510)	$ (1,794,061)	$ 8,964,086

rs	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2018
3	$ 35	$ -	$ -	$ (127,675)	$ 11,985
	70,387	(99,663)	-	(143,815)	3,114,274
6	294,690	(675,040)	(452,686)	(7,066,580)	12,260,304
8	23,090	-	-	-	1,500,008
0	-	-	-	-	1,350,000
0	34,316	-	(166,449)	(1,149,114)	908,574
	683	-	-	-	32,559
	98,309	-	-	(259,472)	4,822,558
	7,277	-	-	-	347,095
0	31,902	-	(92,586)	(475,229)	1,611,783
7	$ 560,689	$ (774,703)	$ (711,721)	$ (9,221,885)	$ 25,959,140

Schedule 2
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2018

	2018 Financial Plan	General government	Police service	Fire service	Other protective services
	Note 13				
Revenue					
Property tax revenue	$ 27,661,540	$ 27,504,153	$ -	$ -	$ -
User fees and other revenue	11,756,070	2,895,844	1,625	1,263	38,094
Gaming proceeds	6,800,000	7,314,631	-	-	-
Government transfers	1,754,190	123,883	492,615	2,600	376,772
Investment earnings	607,350	1,186,465	-	-	-
Use of development cost charges	1,098,900	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	(31,418)	-
Contributed infrastructure	-	-	-	-	-
Total Revenue	49,678,050	39,024,976	494,240	(27,555)	414,866
Expenses					
Operating					
Salaries & benefits	14,338,370	2,865,098	6,650	3,567,145	108,548
Goods and services	26,920,095	1,654,606	11,914,980	575,173	689,512
	41,258,465	4,519,704	11,921,630	4,142,318	798,060
Amortization	5,278,040	607,179	82,722	294,147	-
Total Expenses	46,536,505	5,126,883	12,004,352	4,436,465	798,060
Excess (Deficiency) of Revenue Over Expenses	$ 3,141,545	$ 33,898,093	$ (11,510,112)	$ (4,464,020)	$ (383,194)

Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2018
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,504,153
512,915	5,023,167	4,085,835	2,021,028	663,101	98,331	431,491	15,772,694
-	-	-	-	-	357,965	80,000	7,752,596
745,945	20,000	-	191,902	-	-	-	1,953,717
-	-	-	-	-	-	-	1,186,465
180,661	-	144,071	-	-	-	472,986	797,718
475,071	(12,954)	-	-	-	-	(9,805)	420,894
699,719	126,299	291,725	-	-	-	-	1,117,743
2,614,311	5,156,512	4,521,631	2,212,930	663,101	456,296	974,672	56,505,980
1,605,381	526,454	380,121	804,824	15,712	2,244,948	1,169,440	13,294,321
2,015,757	3,026,641	2,724,758	326,534	639,803	1,736,979	994,294	26,299,037
3,621,138	3,553,095	3,104,879	1,131,358	655,515	3,981,927	2,163,734	39,593,358
2,199,430	435,820	605,526	28,589	-	802,136	601,534	5,657,083
5,820,568	3,988,915	3,710,405	1,159,947	655,515	4,784,063	2,765,268	45,250,441
$ (3,206,257)	$ 1,167,597	$ 811,226	$ 1,052,983	$ 7,586	$ (4,327,767)	$ (1,790,596)	$ 11,255,539

Schedule 3
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2017

	2017 Financial Plan	General government	Police service	Fire service	Other protective services
Revenue					
Property tax revenue	$26,240,955	$26,152,151	$ -	$ -	$ -
User fees and other revenue	11,116,135	1,139,049	3,875	2,440	71,159
Gaming proceeds	6,400,000	7,227,938	-	-	-
Government transfers	7,226,355	148,660	506,004	-	335,853
Investment earnings	338,500	783,277	-	-	-
Use of development cost charges	1,440,565	-	-	-	-
Gain (loss) on disposal of capital assets	-	(950)	-	-	-
Contributed infrastructure	-	-	-	-	-
Total Revenue	52,762,510	35,450,125	509,879	2,440	407,012
Expenses					
Operating					
Salaries & benefits	13,103,265	2,778,156	4,556	3,666,523	118,812
Goods and services	28,572,380	1,315,728	11,024,721	518,944	646,998
	41,675,645	4,093,884	11,029,277	4,185,467	765,810
Amortization	4,750,000	590,428	82,754	263,224	-
Total Expenses	46,425,645	4,684,312	11,112,031	4,448,691	765,810
Excess (Deficiency) of Revenue Over Expenses	$ 6,336,865	$30,765,813	$(10,602,152)	$ (4,446,251)	$ (358,798)

Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2017
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,152,151
336,079	4,684,300	3,804,983	1,674,151	627,210	115,007	142,786	12,601,039
-	-	-	-	-	299,493	50,000	7,577,431
5,043,132	656,000	699,230	184,158	-	-	-	7,573,037
-	-	-	-	-	-	-	783,277
33,134	-	31,109	-	-	-	718,378	782,621
(45,177)	(2,525)	(35,769)	-	-	-	-	(84,421)
161,756	52,174	39,787	-	-	-	-	253,717
5,528,924	5,389,949	4,539,340	1,858,309	627,210	414,500	911,164	55,638,852
1,696,546	503,036	372,083	811,326	17,929	2,202,620	1,078,249	13,249,836
1,998,411	2,962,250	2,410,282	323,876	613,823	1,778,797	759,364	24,353,194
3,694,957	3,465,286	2,782,365	1,135,202	631,752	3,981,417	1,837,613	37,603,030
2,157,359	400,055	566,169	25,908	-	783,941	450,851	5,320,689
5,852,316	3,865,341	3,348,534	1,161,110	631,752	4,765,358	2,288,464	42,923,719
$ (323,392)	$ 1,524,608	$ 1,190,806	$ 697,199	$ (4,542)	$ (4,350,858)	$ (1,377,300)	$ 12,715,133

Schedule 4
Schedule of Tangible Capital Assets
Year ended December 31, 2018 with comparative figures for 2017

2018	Land	Land Improvements	Buildings	
Historical cost[1]				
Opening cost	$ 66,541,381	$ 10,755,320	$ 40,705,836	$
Additions	217,879	2,150,191	767,204	
Disposals	(4,511)			
	66,754,749	12,905,511	41,473,040	
Accumulated amortization				
Opening balance	-	4,019,405	15,214,968	
Amortization expense		436,228	1,507,355	
Disposals				
	-	4,455,633	16,722,323	
Net book value	$ 66,754,749	$ 8,449,878	$ 24,750,717	$

2017	Land	Land Improvements	Buildings	
Historical cost[1]				
Opening cost	$ 66,462,265	$ 8,433,155	$ 40,259,086	$
Additions	79,116	2,322,165	446,750	
Disposals	-	-	-	
	66,541,381	10,755,320	40,705,836	
Accumulated amortization				
Opening balance	-	3,702,569	13,724,532	
Amortization expense	-	316,836	1,490,436	
Disposals	-	-	-	
	-	4,019,405	15,214,968	
Net book value	$ 66,541,381	$ 6,735,915	$ 25,490,868	$

[1]Included in historical cost are assets under construction with a total cost of $44,739,249 (2017 - $42,42
year-end.

Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
7,803,792	$ 7,901,085	$ 134,896,478	$ 45,668,335	$ 32,596,925	$ 346,869,152
813,802	142,422	5,613,980	3,009,258	776,685	13,491,421
(589,132)		(371,093)	(48,896)	(51,773)	(1,065,405)
8,028,462	8,043,507	140,139,365	48,628,697	33,321,837	359,295,168
4,321,770	5,217,002	40,648,155	17,229,532	9,900,348	96,551,180
396,252	364,194	1,923,531	601,572	427,951	5,657,083
(511,612)		(256,290)	(48,896)	(38,819)	(855,617)
4,206,410	5,581,196	42,315,396	17,782,208	10,289,480	101,352,646
3,822,052	$ 2,462,311	$ 97,823,969	$ 30,846,489	$ 23,032,357	$ 257,942,522

Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
6,829,316	$ 7,644,294	$ 126,614,889	$ 44,121,639	$ 30,980,622	$ 331,345,266
1,378,568	256,791	8,281,589	1,624,704	1,621,355	16,011,038
(404,092)	-	-	(78,008)	(5,052)	(487,152)
7,803,792	7,901,085	134,896,478	45,668,335	32,596,925	346,869,152
4,305,101	4,894,186	38,734,789	16,709,503	9,510,742	91,581,422
322,835	322,816	1,913,366	562,267	392,133	5,320,689
(306,166)	-	-	(42,238)	(2,527)	(350,931)
4,321,770	5,217,002	40,648,155	17,229,532	9,900,348	96,551,180
3,482,022	$ 2,684,083	$ 94,248,323	$ 28,438,803	$ 22,696,577	$ 250,317,972

4,090). No amortization has been recorded on these assets as they are in progress and not complete at

2018 Declaration of Disqualification

The following information is provided in accordance with Section 98(2)(e) of the Community Charter, S.B.C. 2003, c. 26, as amended. I hereby declare that there have been no applications for the declaration of disqualification of a Council member made pursuant to Section 111 of the Community Charter in 2018 pertaining to the City of Langley.

Kelly Kenney
Corporate Officer

Langley City
THE PLACE TO BE

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