



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, May 8, 2023

7:00 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

- Present: Mayor Pachal  
Councillor Albrecht  
Councillor James  
Councillor Mack  
Councillor Solyom  
Councillor White
- Absent: Councillor Wallace
- Staff Present: F. Cheung, Chief Administrative Officer  
H. Gill, Acting Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
D. Leite, Director of Corporate Services  
D. Flack, Deputy Director of Corporate Services  
K. Kenney, Corporate Officer

Mayor Pachal began by acknowledging that the land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

### 1. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the May 8, 2023 regular agenda be adopted as circulated.

CARRIED

## **2. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from May 1, 2023
- b. Special (Pre-Closed) Meeting Minutes from May 1, 2023

It was MOVED and SECONDED

THAT the minutes of the regular and special (pre-closed) meetings held on May 1, 2023 be adopted as circulated.

CARRIED

## **3. DELEGATIONS**

- a. City of Langley Audit Report

*Presentation from:*

Graham Flack, Deputy Director of Corporate Services  
Kristine Simpson, Partner, CPA CA, BDO Vancouver

1. Staff Report - 2022 Consolidated Financial Statements

Mr. Graham Flack, Deputy Director of Corporate Services spoke to the staff report dated May 2, 2023 and provided a PowerPoint presentation on the following:

- Management's Responsibility;
- Statement of Financial Position;
- Statement of Operations;
- 2022 Consolidated Financial Statements.

In response to a question from a Council member, Mr. Flack advised that the variance in the Engineering Operating budget of approximately \$2,000,000 is due to the following:

- Capital carry forward of unspent funds from the previous year for projects that were budgeted for but not undertaken in that year;
- the Engineering Department exceeded its snow removal budget by \$170,000 due to increase in amount of snowfall the previous year;

Mr. Flack further advised that the unspent funds stay in the reserve and are utilized when the work is undertaken the subsequent year.

Kristine Simpson, CPA, CA, Partner, BDO Canada LLP spoke to the Audit Report and Audit process, highlighting the methodology used to conduct the audit and results of the audit.

It was MOVED and SECONDED

THAT City Council approve the 2022 Consolidated Financial Statements.

CARRIED

**4. MAYOR'S REPORT**

a. Upcoming Meetings

Special Council Meeting – May 29, 2023  
Regular Council Meeting – June 5, 2023  
Regular Council Meeting – June 19, 2023

b. Council Advisory Bodies Update

Councillor Albrecht, the City's representative on the Metro Vancouver Board of Directors, advised that a Financial Task Force has been struck to review the previous Board's proposed five-year budget with a focus on reducing financial impacts on local governments as well as implementing strategies for growth paying for growth.

Councillor Albrecht further reported on the recent 3-day Lower Mainland Local Government Association (LMLGA) Conference and AGM at which 35 resolutions were considered by the delegates, 3 moderated panels were held, MLAs from Victoria for each party attended to speak to the delegates; he was re-elected to the position of First Vice-President on the LMLGA Executive Board.

Mayor Pachal noted that Councillor Albrecht facilitated one of the moderated panels and that both he and Councillor Albrecht sit on the LMLGA Executive Board.

**5. BYLAWS**

a. Bylaw 3244 - 2022 – 2026 Financial Plan Amendment

First, second and third reading of a bylaw to amend the 2022-2026 Financial Plan to authorize the expenditures reflected in the 2022 Consolidated Financial Statements.

Darrin Leite, Director of Corporate Services advised that the purpose of the bylaw is to authorize the expenditures reflected in the 2022 Consolidated Financial Statements.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2022 – 2026 Bylaw, 2022, No. 3194, Amendment No. 3, Bylaw, 3244" be read a first, second, and third time.

CARRIED

b. Bylaw 3241 - Growing Communities Reserve Fund Establishment Bylaw

First, second and third reading of a bylaw to establish a Reserve Fund as a condition of receiving a \$7,186,000 Provincial Government grant from the Growing Communities Fund.

Darrin Leite, Director of Corporate Services advised that the purpose of the bylaw is to establish a Reserve Fund to hold the \$7,186,0100 in grant funding received from the Provincial Government until it is spent, so the City may demonstrate to the Provincial Government how the City has used the funds.

It was MOVED and SECONDED

THAT the bylaw cited as "Growing Communities Fund Reserve Fund Bylaw 2023, No. 3241" be read a first, second and third time.

CARRIED

c. Bylaw 3242 - Financial Plan 2023-2027 Bylaw Amendment

First, second and third reading of a bylaw to amend the 2023-2027 Capital Improvement Plan. (various projects)

Darrin Leite, Director of Corporate Services first explained that the purpose of the Growing Communities Fund grant is to allow local governments to undertake projects not currently being planned and accelerate the delivery of capital projects. Accordingly, the purpose of the bylaw amendment is to allocate the funds received from the provincial Growing Communities Fund grant to the Fraser Highway 204 St. to 206 St. project, which is currently one of the City's biggest Capital projects. Staff are proposing that the funding from the Growing Communities Fund be utilized for this project so that the full project can be tendered in 2023, which will allow \$5.3 million in funding allocated for this project in the 2024 budget to be reallocated to various new water and sewer projects as identified in the bylaw. In total, there are 21 projects listed in the bylaw for which additional funding is being requested.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2023 – 2027 Bylaw, 2023, No. 3233, Amendment No. 1, Bylaw No. 3242" be read a first, second and third time.

BEFORE THE QUESTION WAS CALLED in response to questions from a Council member, Mr. Leite advised that:

- he believes the City's use of the Growing Communities Funding grant meets the intent of the Province in providing the funding to local governments:
  - \$2.5 million in additional funding is being allocated to the Fraser Highway project in order to get that project completed which would not be possible without funding from the Growing Communities grant;
  - \$5.3 million included in the 2024 budget for the Fraser Highway, 204 St to 206 St will be advanced to 2023 funded by the Growing Communities grant freeing up reserve funds in 2024 to be used for a number of water and sewer projects;
- the proposed borrowing of \$15 million is intended to be used for the following:
  - \$10.5 million for the Fraser Highway, 204 St. to 206 St. project for water, sewer, and roads;
  - \$4.5 million for land, infrastructure upgrades and improvements unrelated to the Fraser Highway project;
- there is no funding set aside in the Capital Plan for construction of a Public Safety Building or Performing Arts and Cultural Centre; a planning process is first required to determine what the actual costs would be to construct these facilities and then the City would need

to allocate funding in the Capital Plan which, depending on the magnitude of the projects, might not be within the current 10-year plan, but further out; funding for these projects would have to either be saved over time in reserves or achieved through borrowing.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor Mack

d. Bylaw 3210 - Sanitary Sewer and Storm Sewer Regulation Bylaw

Final reading of a bylaw to regulate the use of sanitary sewers and storm sewers in the City of Langley and to establish terms and conditions under which the services may be given.

It was MOVED and SECONDED

THAT the bylaw cited as "Sanitary Sewer and Storm Sewer Regulation Bylaw, No. 3210" be read a final time.

CARRIED

1. Bylaw 3214 - Fees and Charges Bylaw Amendment

Final reading of a bylaw to amend the Fees and Charges Bylaw to set sanitary sewer usage fees.

It was MOVED and SECONDED

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 33, 2023, No. 3214" be read a final time.

CARRIED

2. Bylaw 3212 - Municipal Ticket Information System Bylaw Amendment

Final reading of a bylaw to amend fines in the Municipal Ticket Information System bylaw related to sanitary sewer and storm sewer regulations.

It was MOVED and SECONDED

THAT the bylaw cited as "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 19, 2023, No. 3212" be read a final time.

CARRIED

e. Bylaw 3191- Zoning Amendment No. 183 and DP 11-21

Final reading of a bylaw to rezone the properties located at 20120-20170 53A Avenue from the RS1 Single Family Residential zone to the CD80 Comprehensive Development zone to accommodate a 5-storey, 86-unit apartment development.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 183, 2021, No. 3191" be read a final time.

CARRIED

1. Development Permit No. 11-21

It was MOVED and SECONDED

THAT Development Permit No. 11-21 to accommodate a 5-storey, 86-unit apartment development at 20120-20170 53A Avenue be approved.

CARRIED

**6. ADMINISTRATIVE REPORTS**

a. Fire Rescue Service Apparatus Replacement

It was MOVED and SECONDED

THAT City Council approve the purchase of two new fire apparatus from Safetek Profire Fire Trucks for the replacement of Engine 12 in the amount of \$1,762,056.23 and the replacement of Rescue 1 in the amount of \$737,525.61.

BEFORE THE QUESTION WAS CALLED in response to questions from Council members, Scott Kennedy, Fire Chief advised that:

- Engine 12 has reached the end of its certifiable pump life with the City of Langley; however, there may be other local government Fire Departments who may not look for this same certification and would be willing to purchase the vehicle, but its value from previous history is minimal (\$5,000 to \$10,000);
- staff are looking at repurposing Rescue 1 as a support vehicle, which could be used for that purpose for an additional 10 years;
- the next Fire Department vehicle for replacement is the Tower Truck in 2024;
- there will be six active fire apparatus in the fleet.

THE QUESTION WAS CALLED and the motion was

CARRIED

**7. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence
- c. New Business

**8. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:31 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER