



MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, October 21, 2024
4:15 pm
Remote Video / Teleconference

Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack (4:23 p.m.)
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
P. Kusack, Deputy Corporate Officer
D. Leite, Director of Corporate Services
D. Pollock, Director of Engineering, Parks and Environment
B. Zeller, Manager of Human Resources

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

1. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the October 21, 2024 special meeting agenda be adopted as amended to add MLA Update to the agenda as Item 2.c.

CARRIED

2. COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED

a. Fraser Highway One-way Utilities and Public Realm Project Update

David Pollock, Director of Engineering, Parks & Environment provided a status update on the Fraser Highway One-way Project, providing information on the following:

- Work is currently occurring on 206 St.;
- The sanitary sewer is nearly complete, following which, work on the water main will commence;
- The contractor is waiting for BC Hydro to provide final approval of drawings for their portion of the underground works on 206 St.; at present, this isn't expected to cause any delays to the project schedule;
- Work on the One-way will commence following completion of the work on 206 St.;
- Staff are finalizing the list of businesses that are interested in participating in the Business Liaison Committee.

Staff responded to questions from Council members regarding the following:

- Status of email subscription list for public to receive updates on the Fraser Highway One-way Project;
- The possibility of the contractor beginning work on the Fraser Highway One-way if BC Hydro delay prevents completion of 206 St. underground works within current project schedule.

Following the conclusion of this item, Councillor Mack entered the meeting at 4:23 p.m.

b. Business Improvement Area - Authority and Revenue Collection Process

Darrin Leite, Director of Corporate Services
Kelly Kenney, Corporate Officer

Mr. Leite provided information on the City's Business Improvement Area (BIA) run by the Downtown Langley Business Association as follows:

Background:

- Prior to the City's current BIA establishment bylaw, the City undertook a \$2.5 million downtown revitalization program that included installation of ornamental streetlights, red brick sidewalks,

and curb and gutter improvements. A Specified Area Levy was funded 50% by downtown business properties. The business owners' portion was funding by borrowing through the Municipal Finance Authority (MFA) to pay for the revitalization and then charged the property owners for the cost of the borrowing over a 10-year period. This work was likely the impetus for establishing the BIA through the Downtown Langley Business Association.

Establishment of BIA:

The Community Charter outlines the requirements to establishing a BIA. As the City initiated the current BIA Bylaw, the property owners had an opportunity to petition against. The petition would have to be signed by 50% of the property owners who hold at least 50% of the assessed value of the properties within the BIA boundaries to stop City Council from establishing the Bylaw.

Revenue Collection Process:

Each year the City includes on the Class 6 Business property tax notices a levy to collect the money identified in the bylaw. In 2024, it was \$652,744 and used by the Downtown Langley Business Association to fund a Business Promotion Scheme.

Ms. Kenney advised that unlike other local area service bylaws, which may be adopted through either the assent of the electors process or by petition against, the only approval process by which a BIA bylaw may be adopted is by petition against; as, under the Assent Process, there is no corporate vote, which would prevent affected business owners who lived outside of the City to vote.

Staff responded to a question from a Council member regarding the respective roles of the City and the Downtown Langley Business Association (DLBA) with respect to use of the funds raised.

c. MLA Update

Mayor Pachal advised of the change in the City's MLA due to the recent provincial election, advising he had reached out to MLA-elect Jody Toor to congratulate her on her new position, and further advising they had agreed to meet for coffee in the next week or so and he intends to invite her to a formal meeting with all of Council.

3. **COMMITTEE OF THE WHOLE - RISE AND REPORT**

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

4. **RATIFICATION OF RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE**

N/A

5. **MOTION TO HOLD A CLOSED MEETING**

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the Community Charter:

(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

6. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 4:29 p.m.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER