



MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, November 25, 2024

4:00 pm

CKF Boardroom, Langley City Hall
20399 Douglas Crescent

Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer
R. Beddow, Deputy Director of Development Services
G. Flack, Deputy Director of Corporate Services
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
R. Ollenberger, Manager of Engineering Services
D. Pollock, Director of Engineering, Parks and Environment
B. Zeller, Manager of Human Resources

1. **LAND ACKNOWLEDGEMENT**

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.

2. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the November 25, 2024 special meeting agenda be adopted as circulated.

CARRIED

3. COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED

a. 2025 Financial Plan Preview (Budget)

Presentation from:

Graham Flack, Deputy Director of Corporate Service

Darrin Leite, Director of Corporate Services

Mr. Flack provided a PowerPoint presentation on the 2025 Financial Plan process and timeline, providing information on the following:

Financial Plan Process:

- Public Information & Discussion Sessions
 - Staff - Presentations
 - Council - Questions & Feedback
 - Public – Watch & Learn

November 25, December 9, January 13, January 20
- Closed Meetings (Community Charter Sec. 90)
- Staffing, Labour Matters, Property Acquisitions, etc.
- Bylaw Introduction
 - **January 27, 2025 (Tentative)**
- Public Input (Informal) – Financial Plan Open House
 - **February 6, 2025 (Tentative)**
- Public Input (Formal) –Committee of the Whole
 - **February 10, 2025 (Tentative)**
- Tentative Bylaw Adoption
 - **Spring 2025 (Prior to May 15, 2025)**

Budget Priorities Survey Results

Preliminary Operating Plan:

- Preliminary Assumptions
 - New Assessment Growth
 - SFD vs. MFD Assessment Change
- Partnerships
 - Metro Vancouver
 - FVRL
 - Township of Langley
 - City of Surrey
- Collective Agreement Estimates
 - CUPE, IAFF, RCMP
- Inflation

2025 General Fund Changes:

- Property Taxes
 - New Assessment Growth \$465,000
 - Prior year Assessment Appeals \$(175,700)
 - Grants in Lieu Reductions \$(130,030)

Total \$159,270 or 0.4% Tax Decrease

- Fee & Revenue Increases
 - Tax penalty & interest \$40,000
 - Interest Income (Net) \$(45,000)
 - Fee & Revenue Increases \$272,000
 - Rental Revenue \$191,160

Total \$458,160 or 1.1% Tax Decrease

- Policing
 - RCMP Contract –Local Detachment
 - RCMP Contract –Integrated Teams
 - RCMP Civilian –Detachment & CPO

Total \$1,186,130 or 2.8% Tax Increase

- Employee Wages & Benefits
 - Est. Contract & Benefits \$433,350
 - 2024 Organizational changes \$353,400 to help achieve strategic goals & objectives

Total \$786,750 or 1.9% Tax Increase

- Other Changes
 - Emergency Planning \$57,020
 - Fire Dispatch/Radios \$57,260
 - Fire Equipment, Maintenance & Supplies \$103,030
 - FVRL Levy \$87,500
 - Software Support \$120,000
 - Misc. changes & Inflationary Adj \$109,160

Total \$533,950 or 1.3% Tax Increase

2025 Status Quo:

- **Property Tax Increase - \$1,969,970 or 4.7%**

2025 Service Level Enhancements:

- New Staffing Requests
 - Administration \$222,500
 - Corporate Services \$195,000
 - Fire Rescue Services \$206,000
 - Engineering, Parks & Environment \$80,000
 - Recreation, Culture & Community \$232,760

Total \$936,260 or 2.1% Tax Increase

- Prior Motions
 - Two Additional Firefighters \$364,480
 - Two Additional RCMP Members \$500,000
- Other Requests
 - Infrastructure Replacement Levy \$418,000
 - Pool Season Expansion \$168,530

Total \$1,451,010 or 3.5% Tax Increase

2025 Total Potential Tax Impact:

Status Quo Budget - \$1,969,970 - 4.7%
SLE – New Staffing - \$936,260 - 2.1%
SLE – Prior Motions & Other - \$1,451,010 - 3.5%

Total \$4,357,240 or 10.3% Tax Increase

2025 Utility Changes:

Metro Vancouver – Disposal - \$6.00 - 2.3%
Curbside Collection & Carts - \$121.00 - 45.8%

Total Solid Waste Fee Increase - \$127.00 - 48.1%

Metro Vancouver – NSWWTP - \$0.32/CM - 17.6%
Maint., Collection & Treatment - \$0.13/CM - 7.1%

Total Sewer Fee Increase - \$0.45/CM - 24.7%

Metro Vancouver Water Fees - \$0.08/CM - 4.5%
Maintenance & Distribution - \$0.02/CM - 1.1%

Total Water Fee Increase - \$0.10/CM 5.6%

2025 Residential Impact:

Average Single Family Dwelling (SFD) – Monthly Increase - \$48.93

Average Strata – Monthly Increase -*\$18.25

- Assuming all Serve Level Enhancements
- May be subject to Residential Assessment Shift

Next Meetings:

December 9, 2024

- Financial Plan Document
 - Operating Plan
 - Capital Improvement Plan
- Capital Improvement Plan
- Review Asset Replacement and Funding

January 13, 2025

- Updated Plan
- Service Level Enhancement Business Cases
- Facilitated discussions and deliberations

Mr. Flack responded to questions from Council members regarding the following:

- Budget Priorities Survey is now completed and was data was only collected at community open house events;
- Staff to obtain copy of PowerPoint on Metro Vancouver's North Shore Waste Water Treatment Plan Cost Sharing Plan presented at this year's Council of Councils meeting;
- As the financial plan process advances, property assessment values will change so budget figures presented tonight are preliminary and will be updated;
- There are no new debt servicing costs currently planned in the 2025 budget;
- There is no automatic annual inflationary increase adjustment for the reserve allocations towards capital infrastructure;
- Funding for the new Operations Centre is in the Capital Improvement Plan, but not in 2025.

4. COMMITTEE OF THE WHOLE - RISE AND REPORT

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

5. RATIFICATION OF RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE

n/a

6. 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:

(1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

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

(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

7. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 4:34 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER