



MINUTES OF A SPECIAL COUNCIL MEETING

Monday, November 3, 2025

5:00 pm

CKF Boardroom, Langley City Hall
20399 Douglas Crescent

- Present:
- Mayor Pachal
 - Councillor Albrecht
 - Councillor James (via video conference)
 - Councillor Mack
 - Councillor Solyom
 - Councillor Wallace
 - Councillor White
- Staff Present:
- F. Cheung, Chief Administrative Officer
 - G. Flack, Deputy Chief Administrative Officer
 - R. Beddow, Deputy Director of Development Services
 - A. Chang, Director of Financial Services
 - R. Chungh, Manager of Communications and Public Engagement
 - J. Filkov, Manager of Financial Planning and Reporting
 - 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. Pollock, Director of Engineering, Parks and Environment
 - B. Zeller, Manager of Human Resources

1. **LAND ACKNOWLEDGEMENT**

Mayor Pachal acknowledged that 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 3, 2025 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. 2026 - 2030 Financial Plan Review (2026 Budget)

Staff responses to questions from Council from the October 20th Council meeting.

Alex Chang, Director of Financial Services

James Filkov, Manager of Financial Planning and Reporting

Mr. Chang made a PowerPoint presentation, providing information and responses to Council member questions to staff from the October 20th Council meeting, with respect to the following:

- Financial Plan Process
- Amendments to the Plan
 - 2026 Base Financial Plan
 - Revised 2026 Tax Impact
 - Revised 2025 YTD actuals
 - Average Multi-Family Dwelling
 - Average Single-Family Dwelling
- Operating Plan
- Funding Source
- Capital Improvement Plan
- Next Steps

Staff responded to questions from Council members.

It was MOVED

THAT the 2022 Culvert Inspections Report be provided to Council.

It was MOVED

THAT staff be directed to provide a breakdown of overtime versus regular wages in the Fire Suppression “personnel & benefits” category prior to Councils consideration of the 2026 Financial Plan Bylaw.

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**

It was MOVED and SECONDED

THAT the following recommendation from the Committee of the Whole be ratified:

THAT the 2022 Culvert Inspections Report be provided to Council.

CARRIED

It was MOVED and SECONDED

THAT the following recommendation from the Committee of the Whole be ratified:

THAT staff be directed to provide a breakdown of overtime versus regular wages in the Fire Suppression “personnel & benefits” category prior to Councils consideration of the 2026 Financial Plan Bylaw.

BEFORE THE QUESTION WAS CALLED Council discussion took place.

THE QUESTION WAS CALLED and the motion was

DEFEATED

Opposed: Mayor Pachal, Councillors Albrecht, James, Wallace, and White

6. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 6:41 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER