

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, February 26, 2008** at 3 p.m. in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT:

Elected Officials: Mayor D.F. MacLean
Councillor J. Becker
Councillor D. Bing
Councillor D. Eisel, Chair
Councillor A. Tolchard
Councillor D. Walters

Staff

J. Rudolph, Chief Administrative Officer
D. Rear, Director of Corporate Services
K. Grout, Director of Operations & Development Services
L. Darcus, Director of Legislative Services
M. Murray, General Manager: Community Development,
Parks and Recreation Services
D. Boag, Director, Parks and Facilities
B. McLeod, Manager, Parks and Open Space
L. Kelly, Executive Assistant

GUEST:

J. Reeve, Landscape Architect, JRC Limited
B. Twerdoff, UMA Consultants Ltd.
S. Swierstra, Maple Ridge Legion

The meeting was called to order at 3:00 p.m.

A. ADOPTION OF AGENDA

MOVED by Councillor Walters, **SECONDED** by Councillor Tolchard, THAT the agenda for the February 26, 2008 Council in Committee Meeting be amended by adding the resolution under Item C.6 – Drainage Utility – Process Update; AND THAT the agenda be adopted as amended.
CARRIED.

B. ADOPTION OF MINUTES

1. Minutes of the February 12, 2008 Council in Committee Meeting.

MOVED by Mayor MacLean, **SECONDED** by Councillor Bing, THAT the Minutes of the Council in Committee Meeting held on February 12, 2008, be adopted.

CARRIED.

C. DELEGATIONS AND PRESENTATIONS

There were no items received for this Meeting.

D. REPORTS**1. Civic Centre Update. (0890-20)**

The Chief Administrative Officer provided an overview of the issues before Council with respect to the civic precinct as outlined in his report dated February 21, 2008.

Judith Reeve, Landscape Architect, walked Council through the proposed changes to the civic centre. She said the civic precinct park will include hard surface gathering, special event and play areas with power and water supplied. The large berm in the center will provide event viewing, play opportunities and passive recreation opportunities. Formal pathways lined with trees will provide connections to the City Hall and the new Seniors' Centre; and the large gathering areas will be directly accessible from the Recreation Centre

The following are noted as a result of comments and questions from Council: high canopy trees will be used on the pathway; there would be a cost to providing a covered space for performers and the audience, but it is possible; a raised performance area was preferred (staff is researching temporary, portable stages); street art could be included.

Staff outlined the changes to parking as a result of the Solaris and seniors centre projects. There was some discussion regarding temporarily relocating the sport court to the proposed swimming/parking area. Staff is also researching providing a basketball court elsewhere in the community, perhaps in Harris Park.

MOVED by Councillor Walters, **SECONDED** by Councillor Bing, THAT the Committee recommends THAT Council receive for information the report by the Chief Administrative Officer dated February 21, 2008.

CARRIED.

2. Pitt Meadows Cenotaph Design Concept. (02-0890-03/08)

Ms. Reeve outlined the changes to be made at the cenotaph: it will not be moved, but will be straightened and placed on a three-level granite plinth; some trees will be removed and memorial plantings will be included on the outside of the east circumference of the cenotaph plaza; the site will include benches for seating, and the flag poles will be relocated to the east end of the hard surface gathering area, west of the cenotaph.

2. Pitt Meadows Cenotaph Design Concept Cont'd. (02-0890-03/08)

It was suggested that the following wording be placed on the cenotaph:

“The Act of Remembrance

They shall grow not old
As we that are left grow old
Age shall not weary them
Nor the years condemn
At the going down of the sun
And in the morning:
We will remember them”

It was also suggested that at some time in the future, the names of war veterans from Pitt Meadows could be included on or around the cenotaph.

MOVED by Councillor Walters, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council:

- A. Endorse the Cenotaph concept plan dated February 19th, 2008; and
- B. Direct staff to proceed with the preparation of construction documents.

CARRIED.

(S. Swierstra left the meeting at 3:50 p.m.)

3. Development Permit No. 2007-009 - Civic Centre Parking Structure. (3060-20-2007-12-P)

The Director of Operations and Development Services provided a PowerPoint presentation which is included as Attachment 1 and forms part of these minutes.

Ms. Grout discussed the construction of a parking structure on municipal property in the civic centre. It will include 140 stalls on two levels, one underground. Half of the roof top of the structure will be used for parking and the other half will be used for a multi-functional sport court and play area. One of the exits from the underground parking will enter directly into the Family Recreation Centre and the daycare. Ms. Grout also addressed proposed fencing and landscaping issues.

MOVED by Mayor MacLean, **SECONDED** by Councillor Walters, THAT the Committee recommends THAT Council authorize the issuance of Development Permit No. 2007-009.

CARRIED.

4. **Request for Financial Assistance From the Davie Jones School PAC to Purchase and Install Playground Equipment for School and Community Use.**

MOVED by Mayor MacLean, **SECONDED** by Councillor Walters, THAT the Committee recommends THAT Council consider bringing forward the \$80,000 playground project currently budgeted for the replacement of the Pitt Meadows Elementary School playground from 2009 in the current five year capital plan, in order to maximize the use of the \$40,000 in grants that Pitt Meadows Elementary and Davie Jones Schools were recently awarded; AND FURTHER THAT Council direct staff to apply \$20,000 of that budget to the Davie Jones School playground project, and the remaining \$60,000 to the planned Pitt Meadows playground project.

CARRIED.

5. **Bylaw No. 2360, 2008: Land Use Bylaw No. 1250 Text Amendment – CD-1 and CD-14. (3900-20-2007-2360)**

MOVED by Mayor MacLean, **SECONDED** by Councillor Walters, THAT the Committee recommends THAT Council grant First and Second Readings to Land Use Bylaw Amendment No. 2360, 2008 and schedule a Public Hearing for March 18, 2008.

CARRIED.

(M. Murray, D. Boag, and B. McLeod left the meeting at 3:55 p.m.)

Recess and Reconvene.

MOVED by Councillor Walters, **SECONDED** by Councillor Becker, THAT the meeting be recessed at 4:00 p.m.

CARRIED.

The meeting was reconvened at 5:45 p.m. with all members of Council, B. Twerdoff, J. Rudolph, D. Rear, K. Grout, L. Darcus, and L. Kelly in attendance.

6. **Drainage Utility – Process Update. (5225-08)**

Mr. Twerdoff provided a PowerPoint presentation which is included as Attachment 2 and forms part of these minutes. Included in his presentation was a comparison of drainage utilities for Abbotsford and the City and Township of Langley.

6. Drainage Utility – Process Update Cont’d. (5225-08)

Staff explained that an additional revenue source is needed to fund the full lifecycle cost of the drainage and irrigation system (\$1.2M a year). It was noted that there will always be some incongruities to the levy on individual properties, but substantial benefits will accrue to both urban and rural residents as a result of the proposed drainage utility.

Council indicated that it is important that during the consultation process, the public is fully informed, provided with such information as parcel size, definition of “rural acreage”, examples of property owners (must get permission to use names), etc.; providing this information will help to lessen some of the resistance from residents; for example, farmers believe that development in the highland area has caused increased flooding in the rural area and residents in the urban area feel that some of the flooding is caused by new farming practices. It was also suggested that the split of contribution, 57% (urban) and 43% (rural) should be fixed.

Council generally favoured the proposal, but felt strongly that the funding must be designated solely for the drainage utility. The proposal would incorporate a combination of an area based drainage levy (70%) and a drainage tax assessment (30%).

MOVED by Mayor MacLean, **SECONDED** by Councillor Becker, THAT the Committee recommends THAT Council:

- A. Endorse the concept of creating a Drainage Utility while incorporating the operating principles outlined within the report from the Director of Operations and Development Services dated February 21, 2008; and
- B. Direct staff to engage in a public consultation process to obtain input and feedback on the proposed Drainage Utility concept; and
- C. Direct staff to report back to Council with the results of the public consultation process prior to preparing a Drainage Utility bylaw.

CARRIED.

E. ADJOURNMENT

MOVED by Councillor Walters, **SECONDED** by Councillor Tolchard,
THAT this meeting now be adjourned at 6:55 p.m.

CARRIED.

Chair

F. QUESTION PERIOD**1. Drainage Utility – Process Update. (5225-08)**

Leo Captein, 13674 Rippington Road, Pitt Meadows, felt greenhouses should be assessed a higher amount and that the Aquilini group should be in a separate category. He was also concerned that the Department of Fisheries and Oceans (DFO) does not allow cleaning of main ditches.

Joe Bachmann, 13657 McKechnie Road, Pitt Meadows, felt the presentation was fair. He said everyone needs to pay; the water has to be pumped and whether people like it or not, it has to be funded. The taxes for his dairy farm will increase from \$7,000 to \$14,000 a year. He doesn't think anyone in the highland area will have their taxes double. Mr. Bachmann also noted that meeting DFO's requirements could double the cost of cleaning the ditches.

Macky Banns, 16897 Windsor Road, Pitt Meadows, said his property tax will double and in response to an early comment he said that his property will not sell for \$100,000 an acre because farmers cannot afford to pay that amount in order to farm.

ATTACHMENT 1:

Civic Centre Parking Structure Development Permit Application

Development Permit No.
2007-009



ATTACHMENT 2:

City of Pitt Meadows UMA | AECOM



Drainage Utility Council Workshop

February 26, 2008

City of Pitt Meadows UMA | AECOM

Workshop Objectives

- Provide update
- Describe potential changes arising from AAC input
- Provide financial implications
- Obtain concurrence to launch public consultation process

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Recap

October 17, 2006:

- √ Reviewed Klohn Crippen Berger Study recommendations
- √ Reviewed alternate ways to fund drainage/ irrigation requirements

November 7, 2006:

- √ Recommended targeted funding increases for 2007
- √ Explored funding mechanisms, including a Drainage & Irrigation District or Drainage Utility

January 24, 2007:

- √ Reviewed level of service options
- √ Compared different funding models

October 17, 2007:

- √ Outlined impact of full cost accounting principles
- √ Described potential benefits to residents
- √ Presented an Action Plan showing possible implementation of capital improvements until year 2050
- √ Presented proposed utility rates based on an area basis

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Recap continued

Since October staff has:

- Met with Agricultural Advisory Committee – three times since October
- Developed an alternate drainage funding model
- Obtained concurrence from AAC to continue with the consultation process

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Key Outcomes – AAC Meetings

- Acknowledge an additional revenue source is needed to fund the life-cycle cost of the drainage system
- A single, city-wide utility allows the City to prioritize expenditures where the need is greatest
- A fee using parcel area is most equitable for drainage; however some concern with financial impact on farms with large holdings
- Urban properties should contribute more on a proportional basis due to greater run-off
- Adopted the concept of creating a Drainage Utility
- Adopted key Drainage Utility operating principles
- Requested an alternate Drainage Utility Model

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Key Drainage Utility Operating Principles

- User pays – all properties benefit from storm drainage, whether directly connected to a storm sewer pipe or drainage ditch;
- Utility revenues must be separated to only fund drainage and irrigation;
- Urban users should proportionately contribute a higher amount as they generate more run-off with a higher standard for localized flood protection;
- Full cost accounting principles should be adopted for the drainage utility;
- Major capital expenditures should obtain broad based community support prior to initiating the project; and
- Ongoing, regular communication, is important to the successful operation of a drainage utility

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Alternate Drainage Utility Model

- Sources of funding split between two revenue streams:
 - 70% through a Drainage Levy calculated on an area basis
 - 30% through a Drainage Assessment calculated on land and improvement assessed value basis
- Drainage Levy could be part of the sewer utility charge
- Drainage tax assessment could be a separate line item on each tax notice
- Operating and Maintenance and Ongoing Capital expenditures reduced to soften initial impact of a new drainage utility

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Proposed Drainage Charges

Drainage Levy:

Single family	\$27.65 per lot
Multiple family	\$7.89 per unit
Industrial, commercial, institutional	\$824.73/ha
Agricultural	\$82.47/ha

Drainage Tax Assessment Mill Rates:

Residential	0.1141
Utilities	1.4193
Major Industry	1.2185
Light Industry	0.6893
Business	0.4314
Rec/Non Profit	0.2291
Farm	0.7346

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Financial Implications of Alternate Drainage Model

- Urban parcels pay higher portion
 - Small properties with high assessments will pay more than large properties with low assessments
 - Generally urban properties will pay a higher portion through a drainage tax assessment
 - Urban rates also proportionately higher with a drainage levy (area based) where residential is 5 fold and industrial, commercial, institutional is 10 fold greater
- Tax exempt parcels pay lower portion
 - Only levied on area basis (70% of total)
- Reduced operating, maintenance and capital costs
 - Lower revenue required to support the drainage utility costs
- Maple Ridge contribution
 - 2007 invoice = \$105,000
 - 2009 utility fee = \$332,000

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Typical Drainage Utility Costs

	Drainage Assessment	Drainage Levy	Total
Single family	\$50	\$30	\$80
Small commercial	\$360	\$272	\$632
Large commercial	\$9,020	\$4,100	\$13,120
Car dealership	\$2,800	\$1,980	\$4,780
Hotel	\$3,040	\$740	\$3,780
Small farm	\$50	\$660	\$710
Large farm	\$290	\$5,060	\$5,350
Rural acreage	\$55	\$330	\$385
Greenhouse	\$214	\$506	\$720
Golf Course	\$2,490	\$4,170	\$6,660

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Proposed Consultation

- Continue with Agricultural Advisory Committee
- Meet with Pitt Meadows Farmers Institute
- Meet with Chamber of Commerce
- Arrange 2 public Open Houses
- Provide detailed background report on website
- Provide summary leaflet for website and Open Houses

Report back to Council at conclusion of consultation process

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Schedule

	2008											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Council Review												
Public Consultation												
Report back to Council												
Prepare Utility Bylaw												

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Recommendations

That Council endorse the concept of creating a Drainage Utility while incorporating the operating principles adopted by the AAC;

That Council direct staff to engage in a public consultation process to obtain input and feedback on the Drainage Utility concept; and

That staff report back to Council on the results of the input received prior to preparing a Drainage Utility Bylaw.