

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, June 24, 2008** at 3:00 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, Chair
Councillor D. Eisel
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
A. Berry, Planning Technician
I. de Boer, Engineering Services Supervisor
M. Murray, General Manager: Community Development,
Parks and Recreation Services
K. Swift, Director of Recreation
S. Jorde, Recreation Manager, Community Connections
B. Twerdoff, Consultant
L. Kelly, Executive assistant

The meeting was called to order at 3:02 p.m.

A. ADOPTION OF AGENDA

MOVED by Councillor Eisel, **SECONDED** by Councillor Walters, THAT the agenda for the June 24, 2008 Council in Committee Meeting be amended by adding Item D.7 – Capital Asset Program, and renumber the items accordingly; AND THAT the agenda be adopted as amended.

CARRIED.

B. ADOPTION OF MINUTES

1. Minutes of the June 10, 2008 Council in Committee Meeting.

MOVED by Councillor Tolchard, **SECONDED** by Councillor Walters, THAT the Minutes of the Council in Committee Meeting held on June 10, 2008, be adopted.

CARRIED.

C. DELEGATIONS AND PRESENTATIONS**1. Bicycle Advisory Committee – Annual Update.**

Chris Hennessy, Chair, provided a PowerPoint presentation which is included as Attachment 1 and forms part of these minutes. His presentation focussed on tourism benefits, recreation and the bicycle as a mode of transportation.

Council comments included: needed signage to encourage cyclists to ride in single file, helmets should be worn (especially children), proper use of cycling routes, and that the Committee should request representation by the School District.

(J. Rudolph joined the meeting at 3:14 p.m.)

(L. Darcus joined the meeting at 3:18 p.m.)

D. REPORTS**1. Development Variance Permit Application – 11737 190th Street. (3090-20-2008-01-P)**

The Director of Operations and Development Services provided a PowerPoint presentation which is included as Attachment 2 and forms part of these minutes.

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

- A. Authorize staff to notify surrounding property owners that Development Variance Permit No. 2008-002 will be considered by Council; and
- B. Consider the approval and issuance of Development Variance Permit No. 2008-002 at the July 22, 2008 Regular Meeting of Council.

CARRIED.

2. Pitt Meadows Seniors' Pavillion Naming.

Staff reported that the proponent has indicated that the groundbreaking ceremony for the seniors centre has been tentatively scheduled for July 18, 2008.

2. Pitt Meadows Seniors' Pavillion Naming Cont'd.

- A. **MOVED** by Councillor Eisel, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council adopt "The Pitt Meadows Seniors' Recreation Pavillion" as the facility name.

DEFEATED.

With Mayor MacLean, and Councillors Walters, Becker and Tolchard voting in the negative.

- D. **MOVED** by Councillor Walters, **SECONDED** by Councillor Becker, THAT the Committee recommends THAT Council direct staff to enter into consultation with the Pitt Meadows Seniors Advisory Committee to bring forward a recommendation, with the heritage list being provided to the seniors for consideration.

CARRIED.

(S. Jorde left the meeting at 5:46 p.m.)

3. Funding Request – Maple Ridge Pitt Meadows Agricultural Association. (1850-01)

As requested by Council, the Director of Corporate Services said that the request for funding from the Maple Ridge Pitt Meadows Agricultural Association (MRPMAA) had been referred to the Agricultural Advisory Committee (AAC), who had supported the request. Mr. Rear said that the Farmers' Institute does not have a meeting scheduled in the near future, so would not be able to provide feedback in a timely manner.

Council indicated their desire that the fee for service agreement with the Agricultural Association should expire in three years, and that the Association must re-apply for another term.

Randy Cooke, Vice-President, MRPMAA, felt Pitt Meadows was well represented at the Fair, and that it educates all sectors of the community regarding agriculture. He also assured Council that the name "Maple Ridge Country Fest" would be amended to include Pitt Meadows. The possibility of including the 4-H component in the Pitt Meadows Day celebration was also discussed.

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

- A. Receive for information the report from the Director of Corporate Services dated June 19, 2008; and

3. **Funding Request – Maple Ridge Pitt Meadows Agricultural Association Cont'd. (1850-01)**

B. Direct staff to:

- ii. Negotiate and prepare a fee for service agreement with the Maple Ridge Pitt Meadows Agricultural Association for a period of three years.

CARRIED.

4. **Smart Growth Checklist for Development Applications Policy E-28. (6410-05)**

The Director of Operations and Development Services provided a PowerPoint presentation which is included as Attachment 3 and forms part of these minutes.

Council felt the report was excellent, and suggested that the City should consider seeking LEED certification on larger projects in the future, including the business parks. It was also noted that, if possible, future projects should include geothermal technology.

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

- A. Adopt policy E-28 Smart Growth Checklist for Development Applications.

CARRIED

(A. Berry left the meeting at 4:10 p.m.).

5. **Bylaw No. 2377, 2008: Boulevard Maintenance, Bylaw No. 2381, 2008: Ticket Information Amendment, and Bylaw No. 2379, 2008: Highway and Traffic Amendment. (3900-20/2377, 2008)**

The Director of Operations and Development Services said the intent is to incorporate the regulations related to the responsibility for the maintenance of boulevards into one bylaw.

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

- A. Grant First, Second and Third Readings to Boulevard Maintenance Bylaw No. 2377, 2008; and

5. **Bylaw No. 2377, 2008: Boulevard Maintenance, Bylaw No. 2381, 2008: Ticket Information Amendment, and Bylaw No. 2379, 2008: Highway and Traffic Amendment Cont'd. (3900-20/2377, 2008)**

- B. Grant First, Second and Third Readings to Ticket Information Bylaw No. 2381, 2008 to reflect changes in the charges and fines for proposed Bylaw No. 2377, 2008; and
- C. Grant First, Second and Third Readings to Highway and Traffic Bylaw Amendment Bylaw No. 2379, 2008.

CARRIED.

6. **Drainage Utility – Consultation Update and Next Steps. (5225-08)**

The Director of Operations and Development Services said staff had summarized all comments received at the Open Houses, and staff was looking for direction from Council with respect to the next steps to be taken.

Council felt it was important that staff move forward with the drainage utility, although there was some discussion as to whether the apartment levy of \$8 should be adjusted.

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

- A. Receive the report from the Director of Operations and Development Services dated June 9, 2008; and
- B. Direct staff to prepare the necessary Drainage Utility bylaw:
 - B.1 Using the utility charges as presented during the consultation process; and
- C. Direct staff to prepare a draft Agreement for the establishment of new drainage charges for the District of Maple Ridge, based on principles adopted for the proposed drainage utility and forward that Agreement to Maple Ridge for their consideration.

CARRIED.

(M. Murray joined the meeting at 4:40 p.m.)
(B. Twerdoff left the meeting at 4:50 p.m.)

7. Capital Asset Program.

The Director of Operations and Development Services reviewed the summary page of the total tendering costs versus the budget. To ensure fiscal responsibility, the following projects will be deferred:

- Harris Road bike lanes; and
- 120B Avenue connecting Bonson North to 194B Avenue.

Mr. Rear outlined the funding options available to Council, if the decision was made to complete Airport Way now. He said funds could be borrowed from another Reserve or DCC Fund. However, the funds would have to be repaid. It was agreed Airport Way paving will be completed in 2009.

Recess and Reconvene

MOVED by Councillor Eisel, **SECONDED** by Mayor MacLean, THAT the meeting be recessed at 5:06 p.m.

CARRIED.

MOVED by Councillor Tolchard, **SECONDED** by Councillor Walters, THAT the meeting be reconvened at 5:40 p.m., with all members of Council, except Councillor Becker, and J. Rudolph, D. Rear, K. Grout, L. Darcus, M. Murray, K. Swift, and L. Kelly in attendance.

CARRIED.

8. Financial Priorities Workshop. (1610-01)

The Director of Corporate Services provided a PowerPoint presentation which is included as Attachment 4 and forms part of these minutes.

Mr. Rear reviewed the proposed Policy, "Debt Funding".

Discussion ensued regarding instituting a user pay system for services such as garbage collection, water metering, and protective services (a charge to be levied if the fire department attends a fire). England was given as an example where user pay is in place for many services (gas, hydro, water and garbage).

Staff was directed to prepare a list of candidate areas that would fit under a user pay system and include them in the City's work plans for Council's consideration.

(M. Murray left the meeting at 6:15 p.m.)

8. Financial Priorities Workshop Cont'd. (1610-01)

Mr. Rear next reviewed proposed Policy "Revenue and Taxation", which will be required by the Community Charter to be attached to the 2009 – 2012 Financial Plan. The Policy discusses the approach to the apportionment of revenue from taxation, user fees and other sources as well as the allocation of taxation revenue between the various property classes. He said the Permissive exemption portion of the policy appeared appropriate at this time, but could be reviewed in the next five years.

Points noted from the discussion:

- During 2007 business planning, Council approved a small shift from Class 6 to Class 1;
- The mil rate is dependent on real growth (new construction) and market growth. The community has the most influence on real growth that is coming into the community through the OCP, zoning and economic development initiatives;
- It was suggested that Council focus on the multiplier between the two main classes, Residential and Commercial/Other. Currently it is about 3.67:1; the goal could be to maintain or marginally reduce the multiplier, trying to take it to 3.5:1 over the next five years;
- It was suggested that the City should take a percentage of revenue from new business coming in and apply it back into the business tax rate;
- It is important to be competitive in the region, not only with neighbouring municipalities;
- Should benchmark the mil rate with other municipalities;
- Staff was directed to provide Council with a copy of the "Agricultural Report", prepared by the Ministry of Agriculture;

Staff was directed to provide a list of comparables for Class 1 and Class 6 in other regional communities; Council could then decide where the City would like to be and work towards achieving that position on the list.

Mr. Rear reviewed the Potential Significant Capital Projects spreadsheet, noting that the projects in the shaded area were already included in the 2008 – 2012 Financial Plan at the amounts indicated on the table. Mr. Rear asked for direction from Council on how staff should be allocating time on these issues

8. Financial Priorities Workshop Cont'd. (1610-01)

- Council discussed the issues surrounding indoor/outdoor aquatic facilities. Partnering with a private company to build and operate the recreation centre was suggested as an alternative. Council agreed that staff should look into alternatives, including how the Recreation Centre could be enhanced, not only whether or not an indoor pool should be constructed.
- The turf field is dependent on federal grant funding. Staff was directed to reconfirm whether the School District funding would be available after 2009.

Next Steps

Mr. Rear said there will be a discussion on business planning guidelines before mid July, then there will be another workshop on budget issues, and the revenue taxation policy will be brought back for Council's consideration by early fall.

MOVED by Councillor Eisel, **SECONDED** by Councillor Tolchard, THAT the Committee recommends THAT Council:

- A. Receive for information the report from the Director of Corporate Services dated June 18, 2008; and
- B. Accept the feedback provided to staff on the draft Debt Funding Policy; and
- C. Accept the feedback provided to staff on the draft Revenue and Taxation Policy; and
- D. Accept the review by staff of the Potential Capital Projects Worksheet attached to said report and provided feedback with respect to priorities for significant capital projects in advance of the 2009 Business Planning Cycle.

CARRIED.

E. ADJOURNMENT

MOVED by Councillor Eisel, **SECONDED** by Councillor Walters, THAT this meeting now be adjourned at 7:09 p.m.

CARRIED.

Chair

