

Minutes of the **SPECIAL MEETING** of Pitt Meadows City Council held on **Thursday, December 3, 2009** at 5:30 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 B. Bell  
Councillor D. Bing  
Councillor T. Miyashita  
Councillor G. O'Connell  
Councillor D. Walters

Staff J. Rudolph, Chief Administrative Officer  
D. Rear, Director of Finance  
K. Grout, Director of Operations & Development Services  
L. Darcus, Director of Corporate Services  
L. Jones, Director of HR and Communications  
L. James, Manager of Financial Services  
M. Murray, General Manager: Community Development,  
Parks and Recreation Services  
Chief D. Jolley, Director of Fire & Rescue Service  
Superintendent D. Walsh, OIC, Ridge Meadows Detachment  
Cst. K. Doncaster, CPO Station Constable  
L. Kelly, Executive Assistant

The meeting was called to order at 5:35 p.m.

**A. ADOPTION OF AGENDA**

**MOVED** by Councillor Miyashita, **SECONDED** by Councillor Bell, THAT the agenda for the December 3, 2009 Special Meeting of Council be adopted.

CARRIED.

**B. REPORTS**

**1. Review of Budget Issues (Budget Workshop).**

The Director of Finance reviewed his report dated December 1, 2009 with summary points on the draft budget as follows:

- The General Fund has a budget of \$16.7M, funded primarily by taxation revenue of \$13.2M. The proposed general tax rate increase is 4.55% with an impact of \$53 for the average home.

**1. Review of Budget Issues Cont'd. (Budget Workshop).**

- The Water Utility has a budget of \$3.2M funded by water charges. The key driver is the cost of water purchased from the GVWD going up 12%. The proposed rate increases are 7% for flat charges and 14% for metered charges. The impact for a residential ratepayer is about \$24.
- The Sewer Utility has a budget of \$1.8M funded by sewer charges. The key driver is the treatment charge from the GVSDD. The proposed rate increase is 5% with the impact on a residential ratepayer of about \$14.
- Solid Waste has a budget of \$1.1M funded by user fees. The key driver is the increase in tipping fees charges by the GVRD. The proposed rate increase is 4% with an impact of \$9 on a residential ratepayer.
- The Drainage Utility has a budget of \$1.26M funded by drainage levies and the drainage mill rate. The proposed rate increase is 3% for both revenue streams as envisaged at the inception of the utility. The impact on a residential ratepayer is about \$3.
- The net overall impact of these municipal rate changes on an average home is about 5.0%.
- The proposed capital budget is \$16.7M of which the most significant portions are for recreation facilities such as the artificial turf field, the Arena upgrade and the South Bonson Community Centre. The most significant funding sources are:
  - Reserves for \$7.9M
  - Borrowing for \$5.3M
  - Grants for \$2.6M

The Director of Finance further reviewed key budget risks and future drivers including the following:

- Non-Market Growth in the tax base from new construction;
- Elimination of the split class on farm property;
- Debt service costs related to the significant projects being undertaken by the City of Pitt Meadows;

**1. Review of Budget Issues Cont'd. (Budget Workshop).**

- The unknown impacts of the Fire Service and Parks & Leisure Services Master Plans;
- Significant projects not yet planned or financially prepared for, such as an aquatic centre or overpass at Harris/Lougheed.

Points arising from the discussion on these matters included:

- Council has the option to cut back services;
- Big capital projects should be identified in a long term plan. (The Director of Finance responded that if we include projects we should also be developing financial plans that will contribute to the eventual costs.)
- Need to answer “why” for each project before answering “how”;
- Separate out the third party drivers (RCMP, Fire);

A discussion on fiscal sustainability was initiated which compared the idea of sustainable funding sources for established City services to the sustainability of a series of tax rate increases. Points arising from the discussion include:

- A series of 6% tax increases is not sustainable from the point of view of the taxpayer;
- The City is providing more/better services (Arena, South Bonson Community Centre, Artificial Turf Field);
- Differential tax increases between property classes is to be explored further on December 17. (The Director of Finance noted that with the market adjustments in the assessment base, the multiplier between class 6 and class 1 will be about 3.22:1).

Council discussed the pros and cons regarding each proposed incremental project/program. The decision for each project will be made at the December 17, 2009 Council Meeting.

Discussion ensued regarding the Seniors Society request for re-allocation of \$24,000 for hiring a senior staff professional. Pitt Meadows' share would be \$5,000.

Council is not moving forward with the request from Pitt Meadows Senior Secondary for a contribution (\$500).

**C. NOTICE OF SPECIAL (CLOSED) COUNCIL MEETING**

There were no items received for this Meeting.

**D. ADJOURNMENT**

**MOVED** by Councillor Miyashita, **SECONDED** by Councillor Bell, THAT this meeting now be adjourned at 9:40 p.m.

CARRIED.

Signed:

Certified Correct:

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Mayor

\_\_\_\_\_  
Corporate Officer