

Minutes of the **SPECIAL MEETING** of Pitt Meadows City Council held on **Wednesday, October 17, 2007** at 6:30 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 D. Bing  
Councillor J. Elkerton  
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  
R. Evans, Operations Superintendent  
L. Kelly, Executive Assistant

**GUEST:** B. Twerdoff, UMA Engineering Ltd.

**ABSENT:** Councillor J. Becker  
Councillor D. Eisel

The meeting was called to order at 6:40 p.m.

**A. ADOPTION OF AGENDA**

**MOVED** by Councillor Tolchard, **SECONDED** by Councillor Walters, THAT the agenda for the October 17, 2007 Special Meeting of Council be adopted.

CARRIED.

**B. REPORTS**

**1. Drainage Utility Workshop. (5225-01/07)**

Mr. B. Twerdoff, UMA Engineering Ltd., provided a PowerPoint presentation regarding the Drainage Utility Discussion Paper dated October 5, 2007; this is included as Attachment 1 and forms part of these minutes.

**1. Drainage Utility Workshop Cont'd. (5225-01/07)**

Council discussed at length the equity of the method proposed to charge both rural and urban areas in the community; also the milfoil issue;

It is important that the City gets out the message to the public that we are attempting to find a community-wide solution that fits both the urban and rural residents. Implementation would commence in January 2009.

Staff was directed to

- A. Provide Council with 12 samples of charges to different classes, such as berry farmers, single family homes, golf courses, malls; and
- B. Include a comparison with the current system that is in place; and
- C. Include the comparison with other communities for the Open House;
- D. Provide standard examples for people at the Open House.

Mr. Twerdoff indicated that the irrigation side of the study is important as this is where the municipality can become sustainable and where it will see the most benefits.

**MOVED** by Councillor Walters, **SECONDED** by Councillor Elkerton, THAT Council:

- A. Receive for information the report from the Director of Operations & Development Services dated October 10, 2007; and
- B. Direct staff to initiate public consultation, including liaison with the Agricultural Advisory Committee and the Pitt Meadows Farmers Institute, and the hosting of a Drainage Utility Open House and report back to Council at a later date on the feedback received.

CARRIED.

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

There were no items received for this Meeting.

**D. ADJOURNMENT**

The meeting was adjourned at 8:20 p.m.

**Signed:**

**Certified Correct:**

\_\_\_\_\_  
Mayor

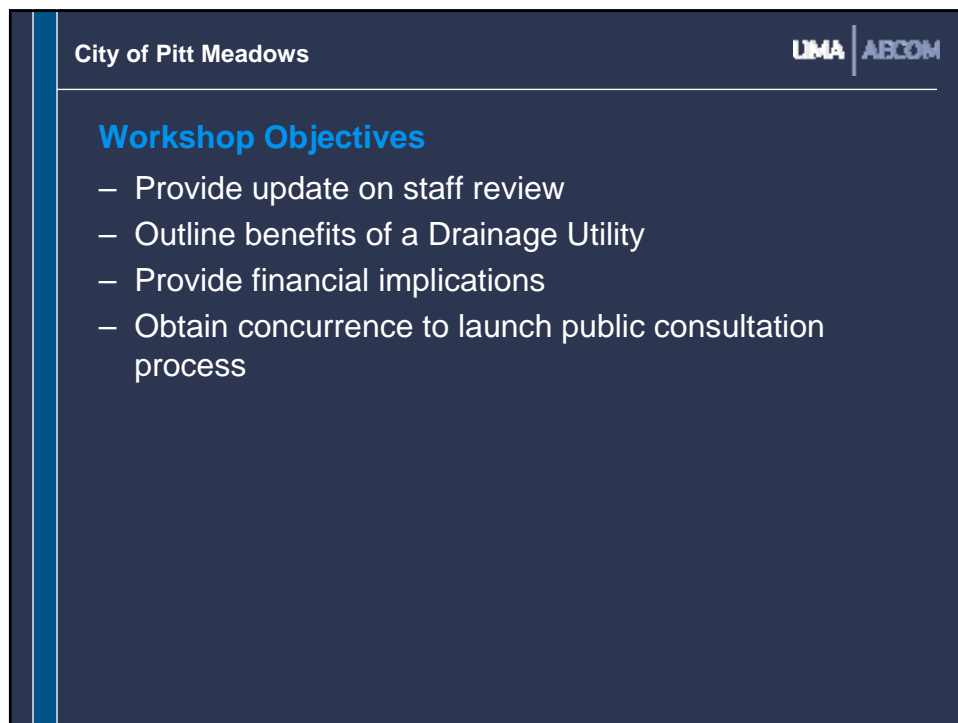
\_\_\_\_\_  
Corporate Officer

**E. QUESTION PERIOD**

Bill Wild, Kennedy Road, Pitt Meadows, said the floodgates empty more water during a storm than the pump. When we know that a big storm is imminent, why don't we draw down the water?

Randy Evans replied that staff is following the policy that is in place, that is, to provide water for the farmers to harvest their cranberries. When we move into the storm period, the pumps run a lot, floodgates open as usual. The only problem is if the trash racks plug up, then there is a problem. This year the crews will be out ahead of the storms to make sure everything is OK, and then also during the storm. If there is a problem, it will be fixed immediately.

Attachment 1:



City of Pitt Meadows UMA | AECOM

---

**Recap**

**October 17, 2006:**

- √ Reviewed Klohn Crippen Berger Study recommendations
- √ Discussed other drainage issues and funding shortfall
- √ 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
- √ Reviewed various related Bylaws
- √ Discussed Maple Ridge contributions

**January 24, 2007:**

- √ Council's opportunity for more in-depth discussion
- √ Reviewed level of service options
- √ Compared different funding models

City of Pitt Meadows UMA | AECOM

---

**Recap continued**

Since January staff has:

- Retrofit the existing flood box in Area # 1, culvert condition assessment, undersized/deteriorated culverts, milfoil issue, water gauges
- Level of service options - recommend a 1:10 year standard for both urban and rural areas
- Other municipal drainage utilities
- Drainage utility model with opportunity for greater input from the community into ongoing operational issues and capital expenditures, while addressing irrigation needs
- Met with Agricultural Advisory Committee
- Met with Maple Ridge staff
- Discussion Paper on technical aspects of a drainage utility, which can be used as a communication tool during the consultation process

City of Pitt Meadows

UMA | AECOM

### Key Outcomes

- Cost to renew and replace existing drainage infrastructure has a greater impact
- City requires an additional revenue source to adequately 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
- Urban properties will contribute more due to higher run-off (5 – 10 times)
- A transfer of funding from general revenue represents a 9% reduction in the municipal portion of property taxes
- Can be incorporated into the existing sewer utility charge
- Supported by Woodward, Walker
- Similar approach for the water and sewer utilities

City of Pitt Meadows

UMA | AECOM

### Full Cost Accounting

The CICA approach to funding public infrastructure recognizes the cost of using infrastructure should incorporate the realities that infrastructure has a finite life-span and it is susceptible to failures due to age. It is important to report the full costs of operating the drainage system so that the public understands what is necessary and is able to scrutinize the public management of the resource. They stress the importance of regular, ongoing condition assessments and understanding the impacts of deferred maintenance. By moving drainage and irrigation costs to a utility structure, a fee for service model, the City will be in a better position to recover the full costs of owning and operating this important asset and performance can improve as tax payers have more information about costs and fees paid. Finally, greater sophistication in the management of the utility and setting of rates should occur as the utility matures.

City of Pitt Meadows UMA | AECOM

---

**Benefits of a Drainage Utility**

- Increases performance of the drainage system (i.e. less frequent flooding over the long term);
- Establishes a mechanism to fund improved performance, replacement and rehabilitation of major drainage infrastructure components and opportunities to adopt environmental protection improvements;
- Captures the full cost of operating a drainage system, which recognizes the cost of using infrastructure and it promotes long-term thinking – a concept championed by the Canadian Institute of Chartered Accountants (CICA);
- Eliminates taxation spikes to fund large capital costs by establishing an ongoing, reliable revenue source; and,
- Provides opportunity for ongoing public input and scrutiny with the operation and capital investment of drainage infrastructure by providing the right amount of service for the right price.

City of Pitt Meadows UMA | AECOM

---

**Benefits to Residents**

- Increased yields and intensification of farming uses
- Ways to improve irrigation opportunities
- Increased acreage converted to higher yield crops (i.e. forage ~ \$500/acre and berries ~ \$25,000/acre)
- Utilization of under-developed agricultural land
- Greater employment opportunities realized through agricultural intensification
- Farm assessed value increase in the long term
- Rural acreages and low-lying urban areas experience less frequent flooding

UMA | AECOM

### Action Plan


	2009 ↓ 2013	2014 ↓ 2018	2019 ↓ 2023	2024 ↓ 2028	2029 ↓ 2033	2034 ↓ 2038	2039 ↓ 2043	2044 ↓ 2048	2049 ↓ 2050
O & M and Misc. Capital	\$6.9 M	\$8.0 M	\$9.2 M	\$10.7 M	\$12.4 M	\$14.4 M	\$16.7 M	\$19.3 M	\$8.6 M
Pump Station / Flood Box Replacement	\$2.0 M <small>(McKechnie FB / Pitt Polder PS)</small>						\$3.1 M <small>(McKechnie PS)</small>	\$8.9 M <small>(Kennedy PS)</small>	\$11.4 M <small>(Baynes / Farnton PS)</small>
Culvert Replacement	\$0.3 M	\$0.3 M	\$0.2 M	\$0.2 M	\$0.2 M	\$0.3 M	\$0.3 M	\$0.4 M	\$0.2 M
Box Culvert Replacement		\$0.3 M	\$0.4 M	\$0.4 M	\$0.5 M	\$0.6 M			
KCB Culvert Upgrades	\$2.1 M	\$2.5 M							
KCB Pump Station Upgrades	\$1.5 M <small>(PS #1)</small>	\$4.0 M <small>(Charlier &amp; Reichenbach PS)</small>	\$3.0 M <small>(McKechnie/ Baynes PS)</small>						

- UMA | AECOM
- ### Financial Implications
- Larger parcels pay more
    - Properties with above average assessment on small parcels will see little change or a net benefit
    - Properties with below average assessment on large parcels will see an increase
  - Urban rates are proportionately higher
    - Residential = 5 fold
    - Industrial, commercial, institutional = 10 fold
  - Potential exemptions
    - Land not within the drainage system
    - Katzie Indian Reserve
    - Municipal buildings and parks
  - Notable inclusions
    - Airport
    - School Sites
    - Highway & railways
  - Maple Ridge contribution increases
    - 2007 estimate = \$180,000
    - 2009 utility fee = \$475,000

City of Pitt Meadows UMA | AECOM

---

**Area # 3 Catchment –  
Maple Ridge Contribution**



City of Pitt Meadows UMA | AECOM

---

**Proposed Utility Rates**

Single Family	\$56.50 per lot
Multiple Family	\$16.10 per unit
Industrial, Commercial, Institutional	\$1,685.00 per hectare
Agricultural	\$168.50 per hectare

- Utility rates offset by a 9% reduction in municipal tax portion

City of Pitt Meadows UMA | AECOM

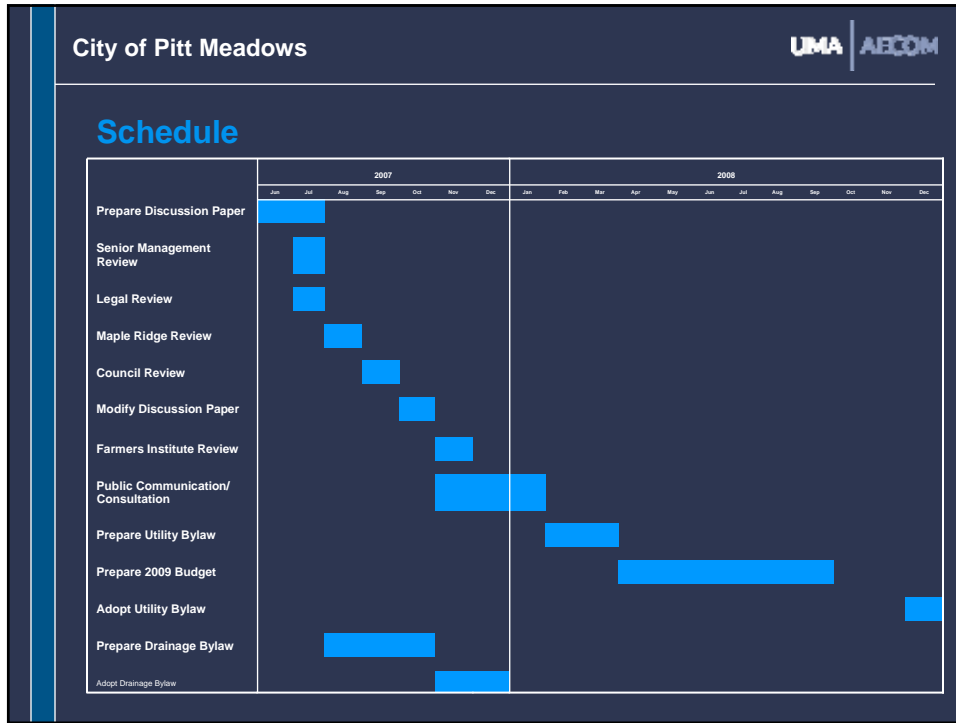
### Municipal Comparisons

White Rock		North Vancouver City	
Single Family	\$195	Single Family	\$40
ICI	\$6,900/ha	ICI	\$0.36/\$1000 assessed
Agriculture	n/a	<b>Seattle</b>	
Surrey		Single Family	\$136
All land uses	\$154/parcel	ICI	\$3630/ha
Abbotsford		<b>Edmonton</b>	
Single Family	\$180	Single Family	\$120
ICI	0.85/\$1000 assessed value	ICI	\$1992/ha
Agriculture	\$51.30/ha plus \$1.13/\$1000 assessed value		
Langley			
Single Family	\$76		
ICI	\$0.66/\$1000 assessed		
Agriculture	\$0.45/\$1000 assessed		

City of Pitt Meadows UMA | AECOM

### Revenue Projections

	# of Units	Basis	Rate	Revenue	Share %
Single Family	3150	parcel	\$56.50	\$177,975	8.01
Multiple Family	2677	unit	\$16.10	\$43,100	1.94
Industrial, Commercial, Institutional (ICI)	185	hectare	\$1,685.00	\$311,725	14.03
Airport - 20% urban	47	hectare	\$1,685.00	\$79,195	3.57
Maple Ridge - Residential	224	hectare	\$842.00	\$188,608	8.49
Maple Ridge - ICI	150	hectare	\$1,685.00	\$252,750	11.38
<b>Total Urban</b>	<b>868</b>	<b>hectare</b>		<b>\$1,053,353</b>	<b>47.42</b>
Rural agriculture	6455	hectare	\$168.50	\$1,087,668	48.97
Urban agriculture	89	hectare	\$168.50	\$14,997	0.80
Airport	191	hectare	\$168.50	\$32,184	1.69
Maple Ridge - rural	196	hectare	\$168.50	\$33,026	1.49
<b>Total Rural</b>	<b>6931</b>	<b>hectare</b>		<b>\$1,167,874</b>	<b>52.58</b>
<b>Total Revenue</b>				<b>\$2,221,226</b>	<b>100.00</b>



- City of Pitt Meadows UMA | AECOM
- ### Next Steps
- Agricultural Advisory Committee
  - Pitt Meadows Farmers Institute
  - Website
  - Public Open House
  - Report back to Council