

Minutes of the **SPECIAL MEETING** of Pitt Meadows City Council held on **Wednesday, September 12, 2007** at 6:00 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
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
M. Murray, General Manager: Community Development,
Parks and Recreation Services
B. Park, Fire Chief
L. Kelly, Executive Assistant

ABSENT: Councillor J. Elkerton

A. ADOPTION OF AGENDA

MOVED by Councillor Walters, **SECONDED** by Councillor Bing, THAT the agenda for the September 12, 2007 Special Meeting of Council be amended by adding Section C – Notice of Special (Closed) Council Meeting and making it the first item; AND THAT the agenda be adopted as amended.

CARRIED.

C. NOTICE OF SPECIAL (CLOSED) COUNCIL MEETING

MOVED by Councillor Walters, **SECONDED** by Councillor Tolchard, THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to legal and land issues under Section 90 (1) (e) and (g) of the *Community Charter*.

CARRIED.

Recess

MOVED by Councillor Tolchard, **SECONDED** by Councillor Eisel, THAT the meeting be recessed at 6:10 p.m.

CARRIED.

Reconvene

The meeting was reconvened at 6:35 p.m. with all members of Council, except Councillor Elkerton, and with J. Rudolph, D. Rear, K. Grout, L. Darcus, B. Park, M. Murray and L. Kelly in attendance.

B. WORKSHOP**1. 2008 Business Planning Guidelines (0620-03)**

See B.3 – Financial Issues.

2. Strategic Plan – Goals/Issues.

Council provided input into the Corporate Strategic Plan and those changes will be made to the Plan; the updated version is included as Attachment 1 and forms part of these minutes.

3. Financial Issues.

The Director of Corporate Services provided a Powerpoint presentation, which is included as Attachment 2 and forms part of these minutes. Council discussed the issues as Mr. Rear went through his presentation.

Some points from the discussion:

- Ageing infrastructure, particularly in the rural area;
- Drainage and irrigation issues – consider the lifecycle replacement of infrastructure (pump stations, etc.);
- Listed possible future projects and methods of funding these, i.e., through unspecified reserves;
- Pros and cons of pay as you go versus pay as you use methods;
- Potential sale of municipally-owned land which could be used to fund major projects;
- Council expressed a preference to have Decision Packages for debt financing of specific projects during the business planning process, which provided details of the debt servicing.

Council requested that an additional workshop be scheduled in October with further details on projects that may require debt financing in order to be completed.

D. ADJOURNMENT

MOVED by Councillor Eisel, **SECONDED** by Councillor Becker, THAT this meeting now be adjourned at 8:30 p.m.

CARRIED.

Signed:

Certified Correct:

Mayor

Corporate Officer



Our Vision...Pitt Meadows is a vibrant small city in a natural setting- a complete community which balances growth with the protection of its natural environment



TRANSPORTATION <i>Getting Around</i>	ECONOMIC DEVELOPMENT <i>Growing Responsibly</i>	DEVELOPMENT <i>Focusing on the Future</i>	PUBLIC SAFETY <i>Safety First</i>	LIVEABLE <i>Creating Community</i>	GOVERNANCE <i>Good Government</i>
<p>Goal 1</p> <p><i>To strongly advocate for an efficient multi-modal transportation system that meets the on-going needs of Pitt Meadows and the region.</i></p> <p>Goal 2</p> <p><i>To have a local transportation system that provides motorists, cyclists and pedestrians with roads, sidewalks, trails and controls that are safe, efficient and high design standards, and where infrastructure life is maximised at minimum costs.</i></p>	<p>Goal 1</p> <p><i>To provide a strong foundation for the local economy through business attraction and retention that will diversify our tax base, provide a mix of quality employment opportunities, and create a complete community with a healthy balance of residential, commercial and light industrial development resulting in a wide array of amenities and services locally.</i></p> <p>Goal 2</p> <p><i>To promote the City as a natural place to encourage local businesses to adopt like philosophies that will enhance the community</i></p>	<p>Goal 1</p> <p><i>To have high quality housing and business developments offering a diverse range of choice for citizens.</i></p> <p>Goal 2</p> <p><i>To ensure that new development meets strict design concepts that enhance community spirit and cohesiveness as well as sense of place</i></p> <p>Goal 3</p> <p><i>To ensure the construction of a high quality built environment and diversity in recreational facilities, parks and housing supply to meet the needs of residents through all of their life stages.</i></p> <p>Goal 4</p> <p><i>To sustain and preserve the community's unique urban/rural feel and natural environment by directing and managing growth through proactive plans and sustainable development policies.</i></p>	<p>Goal 1</p> <p><i>To provide police, volunteer fire, public works and emergency response services in order that residents, visitors and business owners feel safe and property is protected</i></p> <p>Goal 2</p> <p><i>To provide support and leadership, in emergency response management, to protect people, property and the environment in the event of a major emergency.</i></p> <p>Goal 3</p> <p><i>To continue with a reduction in the crime rate through proactive policing and high visibility patrols to ensure residents, business owners and visitors feel safe and secure in the community</i></p>	<p>Goal 1</p> <p><i>To maintain a healthy and vibrant community through a diverse range of quality and accessible leisure opportunities that encourage physical activity, participation in arts, culture and our heritage by citizens of all ages.</i></p> <p>Goal 2</p> <p><i>To promote volunteerism as a valuable leisure opportunity by supporting the development of volunteers to achieve independence in the delivery of leisure services by community groups.</i></p> <p>Goal 3</p> <p><i>To enhance the appearance of our City and promote a sense of pride and spirit among all residents through participation in our arts, cultural and recreation events.</i></p> <p>Goal 4</p> <p><i>To continue to protect the community's significant natural lands and features including wetlands, shorelines areas, landscapes, trees, viewscape corridors, farmland and heritage sites protected for the enjoyment of residents and visitors, for present and future use</i></p>	<p>Goal 1</p> <p><i>To be fiscally responsible, having financial, flexible practices and policies that are fair, affordable and support long term community goals.</i></p> <p>Goal 2</p> <p><i>To have a highly valued work force that is competent, innovative, motivated, committed, and clear on the goals and objectives of the organization, and that work as a team to provide excellent customer service and programs.</i></p> <p>Goal 3</p> <p><i>Tangible assets and infrastructure, tools and equipment are maintained in a manner that supports the delivery of high quality services to residents and visitors</i></p> <p>Goal 4</p> <p><i>To promote responsible and accountable government by:</i></p> <ul style="list-style-type: none"> • <i>Providing services through the best mix of delivery models</i> • <i>Basing decisions on sound information focusing on the community, financial, and environmental impact</i> • <i>Pursuing optimal maintenance and replacement of assets and infrastructure</i> • <i>Seeking and valuing input from residents and citizens</i> • <i>Providing accurate public information on a timely basis</i> • <i>Continuously seeking improvement and efficiencies</i> <p>Goal 5</p> <p><i>To advocate on behalf of Pitt meadows citizens to ensure they have access to appropriate senior government services</i></p>



Our Vision...Pitt Meadows is a vibrant small city in a natural setting- a complete community which balances growth with the protection of its natural environment




PHILOSOPHY/FOUNDATION STATEMENT
 Ensure that our actions and decisions consider the impact to present and future generations in relation to community well being, ecological integrity and economic prosperity.

Strategic Issues

TRANSPORTATION <i>Getting around</i>	ECONOMIC DEVELOPMENT <i>Growing responsibly</i>	DEVELOPMENT <i>Focusing on the Future</i>	PUBLIC SAFETY <i>Safety first</i>	LIVEABLE <i>Creating communities</i>	GOVERNANCE <i>Good government</i>
Gateway 1. Pitt River Bridge 2. Third Lane Westbound Harris/Lougheed Intersection 3. Lougheed Connector 4. Intermodal Yard/Truck Traffic Golden Ears Bridge 5. Construction/Design Issues 6. Airport Way Public Transportation 7. Bus Service 8. West Coast Express/LRT Pedestrian/Bicycle Facilities 10. Pedestrian Facilities 11. Bicycle Facilities	12. EDAC/Tourism Function 13. Airport 14. Business Parks 15. Commercial Development	16. Official Community Plan 17. Strategic Projects (a) Civic Centre (b) South Bonson Athletic Complex (c) South Bonson Riverfront/Commercial (d) Airport (e) North Lougheed Commercial/Business Area	18. Fire (a) Service Delivery Model (b) Capital Resources 19. Police (a) Visibility (b) Community Policing 20. Emergency Preparedness 21. Bylaw Enforcement	22. Community Identity 23. Community Facilities 24. Residential Character (a) Housing Mix (b) Neighbourhoods 25. Form and Character 26. Our Citizens (a) Volunteers (b) Special Events/Celebrations (c) Arts and Culture (d) Active Living	27. Financial 28. Urban Growth 29. Environment 30. Community Development 31. Citizen Engagement 32. Human Resources


Attachment 2:



City of Pitt Meadows What Do We Have Going For Us?

- **Ability to expand commercial and industrial tax base**
- **Currently one of the lowest combined tax and utility burdens in the lower mainland**
- **Strong business/financial planning process**
- **Fiscal flexibility**

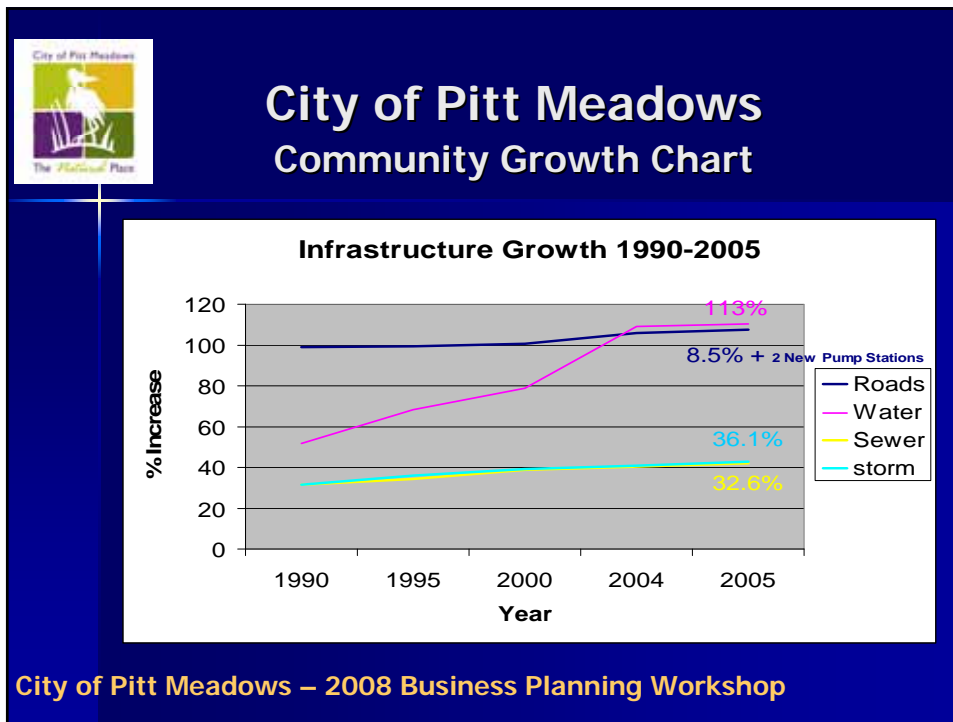
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City of Pitt Meadows What are the Community Challenges?

- **More residents, businesses and visitors for commercial purposes**
 - Increased demand for existing municipal services
 - Creates demand for new municipal services
- **Expansion of infrastructure**
 - Water/Sewer/Roads
 - Facilities

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- Drainage Utility
 - Turf Field
 - Civic Centre
 - Parking, Cenotaph, City Square, Library, RCMP presence, Skate Park, Sport Court etc.
 - Arena
 - South Bonson Amenity Building
 - Fire/Public Works Facilities
 - Pool (indoor/outdoor)
 - Lougheed-Harris Overpass
- All the operating costs that go along with the above**
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City of Pitt Meadows Future Projects

Question - When do they get done?

- When it's needed by the community
 - "Pay as you use"
- When we have the cash
 - "pay as you go"

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City of Pitt Meadows Financing

"Pay as you go"

- Works well for equipment/infrastructure replacement
- DCC's and developer contributions
- Setting aside a portion of growth revenues for future projects
 - Contributions to FCRF
 - Works well for less significant items
- Larger items need to be identified and prepared for
- Past generations paying for future and may not be end users

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City of Pitt Meadows Financing

"Pay as you use"

- Need to pay with taxes or find alternate revenue streams
 - Tax rate increase or growth taxes
 - Specific levy
- \$1M debt → \$75,000 p.a. for debt servicing over 25 years
- "Assent free zone" allows for \$775,000 in annual debt servicing
- Could create capacity for a determined future debt with tax rate increases
- Users pay – promotes intergenerational equity

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City of Pitt Meadows 2008 Specific Issues

- **Policing**
 - Further regional services
 - Additional officer planned
- **Collective bargaining**
- **Civic Centre**
 - Parkade debt servicing
 - Movement of skate park/sport court
- **Arena**
- **Reduced new construction revenue**
 - Less commercial construction
- **Preparation for Drainage Utility**
- **Workplan recovery from the Freshet**
- **Space Planning**

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City of Pitt Meadows 2008 Business Planning Guidelines

- **Tax Rate Increase → 4.1% - 5.4%**
 - Balancing increasing costs with public expectations for services and taxation levels
- **Inflation adjustments → 2.2%**
 - Similar to prior years
- **Growth Revenue to FCRF → 25%**
 - Likely to see less for 2008 than in the past due to reduced commercial

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City of Pitt Meadows Desired Direction

Goal

General agreement that staff can draft the 2008 – 2012 Financial Plan for Council consideration identifying debt funding up to \$10M within that 5 year period.

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