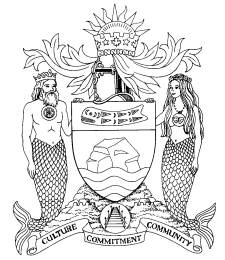


***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca

Corporate Administration
E-mail

(604) 541-2212
clerksoffice@whiterockcity.ca

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



February 13, 2020

Click on item to take you
to the page.

ON TABLE see page 9

A MEETING of the **FINANCE & AUDIT COMMITTEE** will be held in the **CITY HALL COUNCIL CHAMBERS** located at 15322 Buena Vista Avenue, White Rock, BC, on **TUESDAY, FEBRUARY 18, 2020 at 6:00 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

A G E N D A

1. **CALL TO ORDER**

2. **ADOPTION OF AGENDA**

RECOMMENDATION

THAT the Finance & Audit Committee adopt the agenda for February 18, 2020 as circulated.

3. **ADOPTION OF MINUTES**

Page 2

a) February 10, 2020

RECOMMENDATION

THAT the Finance & Audit Committee adopt the February 10, 2020 meeting minutes as circulated.

4. **ECONOMIC DEVELOPMENT OFFICER/UPDATE OF THE 2009 ECONOMIC DEVELOPMENT MASTER PLAN**

5. **COMMUNICATIONS PERMANENT FULL-TIME POSITION**

The City's currently has an employee staffed to this position temporarily until September 30, 2020.

6. **CITY HALL**

7. **RUTH JOHNSON PARK**

Discussion regarding the evaluation and monitoring of movement with the Geotechnical Engineers.

8. **CONCLUSION OF THE FEBRUARY 18, 2020 FINANCE & AUDIT COMMITTEE MEETING**

PRESENT: Councillor Kristjanson, Chairperson
Mayor Walker
Councillor Fathers
Councillor Johanson
Councillor Manning
Councillor Trevelyan

ABSENT: Councillor Chesney

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
J. Gordon, Director of Engineering and Municipal Operations
C. Isaak, Director of Planning and Development Services
J. Johnstone, Director of Human Resources
S. Kurylo, Director of Financial Services
K. Pauls, Staff Sergeant, White Rock RCMP
E. Stepura, Director of Recreation and Culture
E. Wolfe, Deputy Fire Chief
C. Zota, Manager of Information Technology
S. Johnston, Manager of Budgets
D. Kell, Manager of Communications
D. Johnstone, Committee Clerk

Press: 0
Public: 8

1. The Chairperson called the meeting to order at 5:00 p.m.

2. **AGENDA APPROVAL**

2020-F/A-024 **It was MOVED and SECONDED**

THAT the Finance and Audit Committee adopts the agenda for the meeting scheduled for February 10, 2020 as amended to include the following “On-Table” items:

- 2020 to 2024 Draft Financial Plan Certain Components of General Fund Operating Budget Expenditures Greater than \$1,000 as of February 10, 2020; and
- 2020 to 2024 General Fund Asset Improvements Projects Updated Schedules A – B.

CARRIED

3. **ADOPTION OF MINUTES**

a) February 3, 2020

2020-F/A-025 **It was MOVED and SECONDED**

THAT the Finance and Audit Committee adopts the February 3, 2020 meeting minutes as circulated.

CARRIED

4. **REPORTS**

4.1 **2020 TO 2024 DRAFT FINANCIAL PLAN**

The Director of Financial Services gave an outline of the proposed 2020-2024 Draft Financial Plan through PowerPoint presentation.

4.2 **OPPORTUNITY FOR PUBLIC AND / OR WRITTEN COMMENTS / SUBMISSIONS / QUESTIONS IN REGARD TO THE 2020 – 2024 DRAFT FINANCIAL PLAN**

- 1) The Director of Corporate Administration read a statement regarding the Public Comment process.
- 2) There were no written submissions received for staff to inform of.
- 3) The Chairperson invited those in attendance to speak to the draft Financial Plan and present their comments.

Public Comments:

- D. Lawrence, White Rock, BC noted a need lighting in the area. The City recently fenced a walking route through the Oxford Water Facility. Is concerned for community safety as it is not a well lit area. Requested Council to consider funding lighting for the area.

Staff noted lighting similar to what is now currently at Memorial Park is planned to be installed rather than flood lighting, however it is not in the current budget.

There were inquires regarding the project, if funded through the budget, work can begin approximately two (2) weeks following budget approval.
The cost estimate for the works is approximately \$32,000.

It was noted that a meeting with the nearby residents (strata representative(s)) would be beneficial to discuss the various elements of the lighting (lighting position and type of lights).

It was requested the RCMP follow up with available information in regard to the area / crime statistics.

2020-F/A-026

It was MOVED and SECONDED

THAT the Finance and Audit Committee:

1. Authorizes the funding in the amount of \$32,000 for lighting to be installed in the area the City recently fenced as a walking route through the Oxford Water Facility be placed in the 2020-2024 Financial Plan as a one time expense; and
2. Directs the project include a consultation a component that the City conducts with strata representative(s) of building nearby.

- B. Fitzsimmons, White Rock, spoke in support of the City installing lighting in the area the City recently fenced as a walking route through the Oxford Water Facility.

- K. Jones, White Rock, had comments and questions in regard to the following:
 - Other areas in the City that require security lighting should include:
Goggs Avenue to Centennial Arena, East of the Beverly development / walkway that continues to the west of the Beverly Park, the area around the Foster Martin development (currently lite via construction lighting)
 - Large expenditure for garbage trucks, would like Council to consider phasing that out over several years \$1,000,000 can be used for this year
 - Overlays \$377,000 (2019), \$400,000 (2020-2021) etc. how are those funds being spent? Appears to be expensive.
 - \$500,000 (2020) for work at Royal Avenue / Johnston Road to Fir Street (not high traffic/pedestrian area for funds of this size to be spent there), contractors / developers should have to pay for this
 - \$250,000 (2019) on Blackburn Crescent?
 - \$103,000 (2020) on Marine Drive and Nicol Road?
 - \$500,000 (2019) Other Strategic Transportation Costs what were the funds spent on? Also \$490,000 (2020), \$488,000 (2021) with the same description. This should be broken down. Anything over \$50,000 should be broken down.
 - Town Centre Parking Stalls (why are the residents paying for this – there is a lot of development in the area that this should be have been addressed by)
 - \$350,000 for a street sweeper to be purchased, this is a lot of money maybe contracting this service out would be more cost effective

Staff responses:

- Garbage Trucks: the City has a number of garbage trucks for replacement, we have tried to defer them but they are coming to the end of their life. There have been days we can't get them on the road and have had to hire a contractor to do the work. Maybe there will be a different option following completion of the study now underway in regard to solid waste pick up. There are funds set aside annually for replacement of city vehicles.
- Overlay work: these funds encompass a number of locations. This City takes a steady and consistent approach to addressing the needed work in best effort to not get too far behind.
- Royal Avenue Project: this is a combination project with using a grant application, developer contribution. Sidewalks for this area are important.
- The Blackburn Crescent Project was not done in 2019, is scheduled to be done this year
- Marine Drive and Nicol Road Project there are Geometric issues, to be done under the right timing in order to be eligible for ICBC grant funding to help with this as such will probably be deferred until 2021, but the funds will need to be available early in 2021 for the grant.
- Competition of the Integrated Transport Study, there will be projects that come from this (lit cross walks, traffic calming) and they will be brought to Council for their approval

- Street sweeper, an important piece of equipment especially from an environmental perspective, helps to keep clean what goes into the storm system. Highly used but mostly on the main roads.
- Town Centre parking stalls: are paid by developer contribution
- Additional street lights on Goggs Avenue to the Beverly project, can be considered in future years but not in the current budget

Discussion points noted by the Committee:

- Would like to learn more about the condition of the City's garbage truck
- There are funds set aside for replacement of City vehicles, funds should be spent accordingly or it ends up costing the City more in the end (this helps protect the budget)
- What if the City wants to expand the garbage service?
Staff will bring forward information to Council prior to any purchase of the garbage trucks. To be further considered will be the results of the Solid Waste study.
- D. Stanoga, White Rock, had the following comments:
 - Last year it was noted that there was a 3% increase but in my case it was 7%
 - This Council promised to "hold the line" on taxes and make housing more affordable (there are lower income / residents who are on a fixed income)
 - Near future there should be benefit coming from the approved high rise building (468 additional suites by end of 2020 and 334 more with the completion of the Foster Martin project additional revenue without businesses) because of this some of the costs can they be deferred until these new revenue come in.
 - It is obvious the City needs funds to fix things, but this is hard to understand when the City is collecting Community Amenity Contributions (CAC's) and asking the public how they should spend \$13M. The City has bylaws on how to spend CAC's so they can be amended.

Staff noted that this is the reason that tax increases are lower in future, more money projected to come in from the new development, staff have already taken that into account. However taxes are already being paid for those development sites so only incrementally help with the budget. The following comments were noted:

- Defer of capital projects in order to save on property taxes, the City needs to be frugal with cutting or deferral as this does not save property taxes.
- Clarification was noted in regard to the use of CAC's, the bylaw in regard to these funds was vetted through the City's legal counsel to ensure they are spent in accordance with the legislation the City has to collect these funds. The bylaw is as broad as it can be legally noting the funds can be spent on the following:
 - Civic use building, space with a civic building, improvements to publically accessible open space or purchasing of land, adding pedestrian routes, on or above ground public accessible parking, underground public parking, public art, transit station bus loop or transit shelters, people movement infrastructure, special needs or non-market affordable housing, greenhouse gas reduction measures.

- The Committee questioned staff as to the projected property taxes over the next few years:
 - 2021 / 2.57%
 - 2022 / 2.43%
 - 2023 / 2.28%
 - 2024 / 2.46%

It was noted that if property tax rates are kept close to the rate of inflation it would be wise to reserve some of the spending in future years.

It was noted that deferring items is good if you want to keep funds in the bank, but at the end of the day you still need to pay your bills, buying this later could cost more later. If the City defers items it defers being able to provide services to the community, putting the problem off for a few year.

Understand that the City is reviewing plans regarding solid waste pick up, want to be cautious when buying garbage trucks.

Would like a breakdown in regard to the City's garbage trucks:

- Estimate of what the breakdowns / forecasts are if the City were not to replace the garbage trucks, what are the costs to the City (maintenance, rentals and impact).
- Staff noted this information will be brought to the Committee (maintenance costs and impacts of the well-used garbage truck(s) that are due to be replaced compared with having a new truck (less maintenance and reliability))

- L. Rockwell, White Rock, came to speak in regard to the City's need to install lighting in the area the City recently fenced as a walking route through the Oxford Water Facility. Pleased with the Committee's decision but would like input in regard to lighting, concerned how they will impact her home.

- K. Jones, White Rock, spoke a second time with the comments and questions in regard to the following:
 - when funds are taken from reserves, they must be replenished by tax money
 - Would like the Committee to consider the pension increase is very little and the tax rates is a large increase, the impact that has on those with limited income
 - Fleet purchases, dispersed over several years. Some can be longer
 - \$1,200,000 (2019) Marine Drive Hump not spend in 2019 and will be coming forward to 2020, will staff need all of that for the project?
 - \$100,000 for the Semiahmoo retaining wall replacement was that spent this year?
 - \$1,500,000 (2020) (2021) for City Hall, should be taken out of the budget

Staff noted in regard to City Hall that the funds were left in until there is further direction by the Committee in case a decision is made to do further studies or some upgrades later in the year. Not clear if the Committee / Council were finished with discussion on this matter.

Mr. Jones continued with the following:

- \$21,000 (2019) for emergency measures, was this spent?

Staff noted the funds had not been spent, it is possible to carry this forward to 2020

- \$97,000 miscellaneous facility upgrades (2019), was that spent?

Staff noted that yes a good portion of those funds have been used for office upgrades in City facilities and major repair work that has come up during the year.

The Chairperson asked Mr. Jones to send an e-mail with his questions/comments and details.

- Mr. Stonoga: White Rock, spoke a second time and noted in regard to CAC expenditures that “if there is a will there is a way”. For example, garbage trucks can be purchased through CAC’s as they correlate with climate change (electric garbage trucks). Also noted if you build a park you need to build sidewalks to get there you may have to fix the road to get to the park and when you build a road you need to ensure there is infrastructure like waterlines so the CAC funds can be extended through so of not permitted uses.
Pedestrian walkways are a permitted use does that include sidewalks? There are many streets with no sidewalks, you need them – people are dodging cars.
- S. Seto, White Rock, spoke in regard to the City’s need to install lighting in the area the City recently fenced as a walking route through the Oxford Water Facility.
Pleased with the Committee’s decision
- K. Jones, White Rock, BC spoke a third time noting comments and questions in regard to the following:
 - \$215,000 Landscaping retaining wall improvements can be put off until next year or spread out over the next few years
 - \$9M Pier restoration is dependent upon grants, not likely to receive in 2020 so the funds should be moved to 2021 or 2022 when it is more likely to be spent
 - \$600,000 West wharf replacement, this should not be done before the pier rebuild is completed.
Staff noted that funding needs to be in the budget for projects that the City expects to complete. If they are noted in 2020 or 2021 etc. it does not impact a change in property taxes.
 - \$161,000 (2020) Bay Street access ramp seems to be a lot for that project
 - \$100,000 Promenade railing repaint seems high
 - \$250,000 (2020) for McCaud Park upgrade, there is no need for that, take it out of the budget.
 - \$160,000 Emerson Park upgrade, for a kids play seems high

The Chairperson again asked Mr. Jones to send an e-mail with his questions/comments and details.

With no further speakers in regard to the 2020 – 2024 Financial Plan the Chairperson concluded the public input portion of the meeting at 6:21 p.m.

The Committee had further discussion and the following points were noted:

- Staff clarified that the McCaud Park project is to be funded from CAC's and it is a legitimate use for those funds it does not impact taxes
- \$500,000 Road repair near the Royal Plaza it was noted 67% is to be paid by the taxpayer and 33% by Development Cost Charges (DCC). It was noted that DCC's are to only be used to pay portions of project costs that are in the City's DCC bylaw (must be used in the circumstance something needs to be done due to increased growth or capacity).

2020-F/A-027

It was MOVED and SECONDED

THAT the Finance and Audit Committee directs staff to adjust the draft 2020-2024 Financial Plan by:

- Increasing the investment income budget by \$30,000 thereby reducing the need for \$30,000 worth of property taxes.

CARRIED

***Note:** Prior to the vote being taken it was clarified the impact of this adjustment would be a savings of 1.4% and the tax increase would be 4.51%.*

4. CONCLUSION OF THE FEBRUARY 10, 2019 FINANCE AND AUDIT COMMITTEE MEETING

The Chairperson declared the meeting concluded at 6:29 p.m.

Councillor Kristjanson, Chairperson

Tracey Arthur, Director of
Corporate Administration

ON TABLE

Date/Meeting February 18, 2020 FA

Agenda Item 4

CONSOLIDATION OF FUNDS FOR ECONOMIC DEVELOPMENT

RECOMMENDATION

THAT the Economic Development Advisory Committee request that Council direct staff to consolidate the funds for economic development services in order to activate and address the key strategies and key performance indicators from the 2009 Economic Development Strategic Master Plan, within the allocated time frame (1 year).

RAVINE SLOPE FAILURES

























