



**VILLAGE OF BELCARRA
REGULAR COUNCIL MINUTES
VILLAGE HALL
February 24, 2020**



Minutes of the Regular Council Meeting for the Village of Belcarra held February 24, 2020 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

Council in Attendance

Mayor Neil Belenkie
Councillor Rob Begg
Councillor Carolina Clark (departed at 7:08 pm)
Councillor Bruce Drake
Councillor Liisa Wilder (via Skype)

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
Stewart Novak, Public Works & Emergency Preparedness Coordinator
Paula Richardson, Administrative Services Assistant

Also in Attendance

Ken Bjorgaard, Financial Consultant, K&E Business Services (departed at 8:25 pm)

1. CALL TO ORDER

Mayor Belenkie called the meeting to order at 6:00 pm.

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting, February 24, 2020

Moved by: Councillor Clark
Seconded by: Councillor Begg

That the agenda for the Regular Council Meeting, February 24, 2020 be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting, February 10, 2020

Moved by: Councillor Drake
Seconded by: Councillor Clark

That the minutes from the Regular Council Meeting held February 10, 2020 be adopted.

CARRIED

Councillor Clark declared a Conflict of Interest with regard to Road Ends and left the meeting at 6:02 pm.

4. DELEGATIONS AND PRESENTATIONS

4.1 Sherry Chisholm, Belcarra Resident, letter dated February 18, 2020 regarding Conflict of Interest, Short Term Rentals and the Sale of Road Ends

Sherry Chisholm outlined her letter. Considerable discussion ensued.

Moved by: Councillor Drake
Seconded by: Councillor Begg

That the letter from Sherry Chisholm dated February 18, 2020 regarding Conflict of Interest, Short Term Rentals and the Sale of Road Ends be received for information.

CARRIED

Councillor Clark returned to the meeting at 6:28 pm.

5. REPORTS

5.1 Ken Bjorgaard, Financial Consultant, report dated February 24, 2020 regarding Updated Draft 2020 – 2024 Financial Plan

a. Draft 2020 - 2024 Financial Plan - Document

K. Bjorgaard outlined the Updated Draft 2020 – 2024 Financial Plan report as follows:

- Summary and detailed financial information provided for Draft 2020 – 2024 Financial Plan
- The differences between regular and extraordinary operating expenses and revenues
- Council strategic priorities:
 - Official Community Plan Review & Update
 - Land Preparation & Development (Road Ends)
 - Asset Management / Long Term Financial Plan
 - Infrastructure – New Water Reservoir & Firehall
- Property Tax, Water & WARD User Fees and Parcel Taxes for 2020
- General Operating Fund, Water Operating Fund and WARD Operating Fund
- Capital Plan
 - 2020 Highlights
 - 2021 – 2024 Highlights
- Reserve & Surplus Projections
- Comparative Benchmarks with other municipalities

b. Public Consultation

John Wilms, 4625 Belcarra Bay Road, queried with regard to:

- The Community Works Gas Tax Grant Revenue and the use of funds.
- Whether the \$50,000 for planning & grant applications and the \$50,000 for tendering for the new Water Reservoir in the Capital Plan 2020 Highlights will be funded from internal reserves or from Road End sales.

Sherry Chisholm, 4505 Belcarra Bay Road, queried with regard to the budget amount of \$700,000 for the sale of a waterfront lot suggesting that it should be considerably higher.

Ron Davis, 280 Turtlehead Road, queried with regard to including the cost of a new Firehall in the budget.

Councillor Clark declared a Conflict of Interest regarding Road Ends and left the meeting at 6:54 pm.

Considerable discussion ensued with regard to showing a new Firehall in the budget for 2020. The sale of Road Ends may be considered as a method of paying for a new Firehall.

Councillor Clark returned to the meeting at 6:57 pm.

Sherry Chisholm, 4505 Belcarra Bay Road, queried with regard to whether the Village may use external financing prior to paying off the water debt.

K. Bjorgaard provided an overview on the development of an Asset Management Plan. The level of funding needed to be set aside each year in reserves for ongoing maintenance for major capital items would be outlined in this plan.

Councillor Clark left the meeting at 7:08 pm.

Penny Moen, 3845 Bedwell Bay Road, queried with regard to:

- Municipal Assets
- The seismic testing of the existing Firehall
- The cost of a special tax assessment to fund reserves

K. Bjorgaard provided a legal update on Section 175 (Liabilities Under Agreements) of the *Community Charter*. Considerable discussion ensued.

John Wilms, 4625 Belcarra Bay Road, queried with regard to the timeline to sell Road Ends.

Jim Chisholm, 4505 Belcarra Bay Road, queried with regard to the Request for Proposal for Land Surveyors.

Ron Davis, 280 Turtlehead Road, queried with regard to:

- Obtaining more information from Lions Bay related to the sale of Road Ends in Lions Bay
- Whether the Village received legal advice pertaining to the use of funds from the sale of waterfront property

Diana Drake, 165 Turtlehead Road, queried with regard to legislation related to the use of funds from the sale of waterfront lots.

Sherry Chisholm, 4505 Belcarra Bay Road, queried with regard to consideration for the option of a 66 ft. lot being sold as a 55 ft. lot with a trail to the water.

Brian Hirsch, 5025 Belcarra Bay Road, noted that the Revenue Generation Committee report to Council estimated property values for the Road Ends.

Peter Struk, 4575 Belcarra Bay Road, queried with regard to borrowing from internal reserve funds.

Mary Begg, 3424 Marine Avenue, queried with regard to how the amount of grant funding available to build a new Firehall is determined.

Considerable discussion ensued.

Moved by: Councillor Begg
Seconded by: Councillor Drake

That staff develop a scenario to add construction of a new Firehall, at a cost of approximately \$4 million, to the 2022 budget which would be funded from Road End sales.

CARRIED

Moved by: Councillor Drake
 Seconded by: Councillor Begg

That staff develop scenarios to address the Annual Infrastructure Deficit, estimated to be between \$300,000 to \$400,000; and
 That the scenarios include future tax rates planning.

CARRIED

Moved by: Councillor Drake
 Seconded: Councillor Begg

That the report from Ken Bjorgaard, Financial Consultant, dated February 24, 2020 regarding the updated Draft 2020 - 2024 Financial Plan, which includes the Draft 2020 Budget, be received for information.

CARRIED

Moved by: Councillor Begg
 Seconded by: Councillor Drake

That the Capital Cost of a new Water Reservoir be brought forward into the 2020 Financial Plan.

CARRIED

5.2 Ken Bjorgaard, Financial Consultant, report dated February 24, 2020 regarding Establishment & Transfer / Repeal Bylaws for Reserve Funds

K. Bjorgaard outlined the report. He noted that the bylaws are part of a new Council policy that will assist with planning for the future. Discussion ensued with regard to legislation requirements and the sale of Road Ends.

The following bylaws were presented to Council:

- a) "Village of Belcarra Community Works Gas Tax Reserve Fund Establishment Bylaw No. 546, 2020";
- b) "Village of Belcarra Financial Stabilization Reserve Fund Establishment Bylaw No. 547, 2020";
- c) "Village of Belcarra General Capital Reserve Fund Establishment Bylaw No. 548, 2020";
- d) "Village of Belcarra Land Sale Reserve Fund Establishment Bylaw No. 549, 2020";
- e) "Village of Belcarra Parkland Acquisition Reserve Fund Establishment Bylaw No. 550, 2020";
- f) "Village of Belcarra Transportation Infrastructure Reserve Fund Establishment Bylaw No. 551, 2020";
- g) "Village of Belcarra Vehicle & Equipment Reserve Fund Establishment Bylaw No. 552, 2020";
- h) "Village of Belcarra Water Capital Reserve Fund Establishment Bylaw No. 553, 2020";
- i) "Village of Belcarra Capital Reserve Fund Transfer Bylaw No. 554, 2020";
- j) "Village of Belcarra Operating Reserve Fund Transfer Bylaw No. 555, 2020".

Moved by: Councillor Wilder
 Seconded by: Councillor Begg

That Bylaws No. 546, 547, 548, 549, 550, 551, 552, 553, 554, and 555, 2020 be read a first, second and third time.

CARRIED

6. REPORTS FROM MAYOR AND COUNCIL COMMITTEE REPRESENTATIVES**Mayor Belenkie – Telus Update**

Mayor Belenkie provided an update on Telus Fibre Optics being installed in the Village.

Lorna Dysart, Chief Administrative Officer – Designated Anchorage Area Update

L. Dysart advised that the District of North Vancouver is proceeding with the implementation of the Designated Anchorage Area in Deep Cove. The implementation may create a movement of boats to Bedwell Bay.

7. BYLAWS

No items.

8. CORRESPONDENCE / PROCLAMATIONS

Moved by: Councillor Drake

Seconded by: Councillor Wilder

That correspondence items 8.1 to 8.3 be received.

CARRIED

INFORMATION ITEMS

- 8.1** Rob Vagramov, Mayor, City of Port Moody, letter dated February 4, 2020 regarding Support for the Creation of a National Pharmacare Program for All Canadians (full report available in the Village office)
- 8.2** Peter McCartney, Climate Campaigner, Wilderness Committee, letter dated February 6, 2020 regarding Choose Climate: Power Past Pipelines (full report available in the Village office)
- 8.3** Sav Dhaliwal, Chair, Metro Vancouver Board, letter dated February 19, 2020 regarding Evangelical Laymen's church of Canada (Vancouver) Request for Road Access

9. NEW BUSINESS**10. PUBLIC QUESTION PERIOD**

John Wilms, 4625 Belcarra Bay Road, queried with regard to:

- The \$18,000, one time payment, of the water debt which was paid by some residents and whether residents may pay their portion at this point.
- A Tri-City News article related to the Tsleil Waututh and Heritage houses at Belcarra Park.

Sy Rodgers, 1080 Farrer Cove, enquired regarding Road Access for the Evangelical Layman's Church (ELC) Tea Festival.

Peter Struk, 4575 Belcarra Bay Road, enquired with regard to:

- Protection from Coronavirus
- Progress on the Official Community Plan amendments to potentially allow building of larger houses on waterfront lots.

Carol Hirsch, 5025 Belcarra Bay Road, enquired with regard to the fees related to Short Term Rental Accommodation.

11. ADJOURNMENT

Moved by: Councillor Drake

Seconded by: Councillor Begg

That the February 24, 2020 Regular Meeting be adjourned at 8:40 pm.

CARRIED

Certified Correct:



Neil Belenkie
Mayor



Lorna Dysart
Chief Administrative Officer