



VILLAGE OF BELCARRA



DECEMBER 2, 2024

**PUBLIC
CONSULTATION SESSION**

**5-YEAR
2025-2029 FINANCIAL PLAN**

**PUBLIC CORRESPONDENCE
SUBMISSIONS**

From: [John Snell](#)
To: [Amanda Seibert](#)
Subject: 2025-2029 Financial Plan
Date: November 29, 2024 4:03:25 PM

To Mayor and Council,

When our current financial consultant Ken Bjorgaard was first engaged by the Village he was charged with getting our affairs in order with regard to the management of debt and preparing for our future infrastructure needs and wants.

Ken spent considerable time assimilating the Villages state of affairs and produced a report, Financial Plan and a property tax scenario for the years 2020 through 2024.

Even when including the revenue from the sale of municipal land at 2 million dollars for each of the years of 2020, 2021 and 2022, Ken still needed tax increases of 15% for 2020, 15.75% for years 2021 through 2023, and 10% for final year of the 5 year budget period, 2024.

Some 5.75 % of these increases were specifically targeted to fund “infrastructure deficits”.

Council rejected Kens guidance and recommendations, and since that time, Ken would seem to have been muzzled in what he is allowed to reveal and spell out to the public.

“Smoke and mirrors” comes to mind when fire hall funding is discussed by both Ken and the Council. We the taxpayer are paying for the fire hall as a portion of our total property tax pie, whether we like it or not. It is asinine to think MVRD is paying for the halls just as it would be naive to think that Visa will pay for our last credit card purchase. MVRD, just like Visa, is the conduit between a purchase and your bank account. It really is that simple. This village is widely regarded as financially unsustainable, and at a time when double digit tax increases are the norm it is bewildering to understand what Councils fiscal game plan is , unless a windfall is expected, sometime soon.

Clarification of Council’s intentions in this direction would be appreciated , especially after the recent adoption of an OCP that commits council to openness, transparency and honesty.

Thank you, and with respect,

John Snell, [REDACTED].

Freedom of Information &

Protection of Privacy Act

Section 22(1)

(Severed portions are shaded)

Sent from my iPad

From: [Ann Snell](#)
To: [Amanda Seibert](#)
Subject: 2025-2029 Financial Plan
Date: November 29, 2024 3:48:06 PM

To: Village of Belcarra
c/o Corporate Officer
November 29, 2024

Dear Council and CAO,

We appreciate the opportunity to give feedback on Council's 2025-2029 Financial Plan.

We would like to register our deep concern over the anticipation of stacking debt upon debt in this Village. We specifically note the \$5.3 million funding gap that was uncovered in 2024, the fire hall replacement that is estimated to cost \$1.1 million plus millions extra in interest, and, of course, the water infrastructure debt that is still at \$2.8 million.

We, the tax-paying villagers, will be responsible for paying every single penny of these debts (Metro will not be paying one penny!).

We feel strongly that we, the taxpayers, cannot afford to shoulder all these millions in debts.


We only have 2 possible sources of revenue in this village (excluding grants) to pay for all these debts: significantly increasing taxes and fees for every tax-paying household in Belcarra or selling some municipal-owned land for some single-family homes.

We want to see Council take an accelerated approach to assessing all municipal land, choosing the lots that best suit our need for sufficient revenue to pay these debts.

We also believe that the anticipated sales of municipal land must be included in the 2025-2029 Financial Plan.

Sincerely,

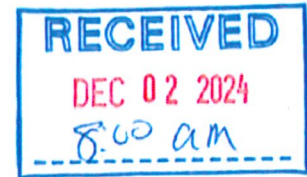


ANN SNELL


Freedom of Information &
Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Sent from my iPhone

To: Village of Belcarra
c/o Corporate Officer
November 29, 2024



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Sincerely,

Brian Ashford BRIAN ASHFORD



Freedom of Information &
Protection of Privacy Act
Section 22(1)

(Severed portions are shaded)

From: [Brian Hirsch](#)
To: [Amanda Seibert](#)
Subject: 2025-2029 Financial Plan
Date: November 30, 2024 1:55:17 PM

To: Village of Belcarra
c/o Corporate Officer
November 29, 2024

Dear Council and CAO,

We appreciate the opportunity to give feedback on Council's 2025-2029 Financial Plan.

We would like to register our deep concern over the anticipation of stacking debt upon debt in this Village. We specifically note the \$5.3 million funding gap that was uncovered in 2024, the fire hall replacement that is estimated to cost \$11 million plus millions extra in interest, and, of course, the water infrastructure debt that is still at \$2.8 million.

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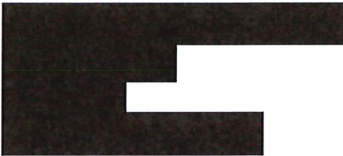
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We also believe that the anticipated sales of municipal land must be included in the 2025-2029 Financial Plan.

Sincerely,

B J Hirsch



Freedom of Information &
Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

From: [Carol Hirsch](#)
To: [Amanda Seibert](#)
Subject: 2025-2029 Financial Plan
Date: November 30, 2024 2:22:15 PM

To: Village of Belcarra
c/o Corporate Officer
November 29, 2024

Dear Council and CAO,

We appreciate the opportunity to give feedback on Council's 2025-2029 Financial Plan.

We would like to register our deep concern over the anticipation of stacking debt upon debt in this Village. We specifically note the \$5.3 million funding gap that was uncovered in 2024, the fire hall replacement that is estimated to cost \$11 million plus millions extra in interest, and, of course, the water infrastructure debt that is still at \$2.8 million.

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We want to see Council take an accelerated approach to assessing **all** municipal land, choosing the lots that best suit our need for sufficient revenue to pay these debts.

We also believe that the anticipated sales of municipal land must be included in the 2025-2029 Financial Plan.

Sincerely,
Carol Hirsch



Freedom of Information &
Protection of Privacy Act
Section 22(1)

(Severed portions are shaded)

To: Village of Belcarra

c/o Amanda Seibert,
Corporate Officer
December 1, 2024

Dear Council and Belcarra Staff,

I appreciate the opportunity to give feedback on Council's 2025-2029 Financial Plan.

I would like to share my deep concern over the anticipation of stacking debt upon debt in this Village. There was a \$5.3 million funding gap that was uncovered in 2024, the fire hall replacement that is now estimated to cost \$11 million plus millions extra in interest, and, of course, the water infrastructure debt that is still at \$2.8 million.

We, the tax-paying villagers, will be responsible for paying every single penny of these debts (Metro will not be paying one penny!).

I feel strongly that we, the taxpayers, cannot afford to shoulder all these millions in debts.

I believe that there are several opportunities to raise additional revenue for the village as was outlined in the Revenue Generation committee findings which was ultimately dismissed by council. You can continue to significantly increasing taxes and fees for every tax-paying household in Belcarra (our taxes are already too high for the services we receive – our high rate of taxation is driving out some folks now and will continue to do so in the years ahead) or finally deal with the reality that selling some municipal-owned land for some single-family homes is in the best interest of all of us that live in the village. The council members that are “conflicted” by this or some of the villagers opposed to this initiative could be brought onside if this is handled creatively. In some cases, it may make sense to have a height restriction on a certain lot or a buffer zone between a neighbouring lot. The Revenue Generation Committee looked at all of the “road ends” and made recommendations for each lot. I am shocked by council's reaction to the green light that Rick Glumac's letter/report gave us to sell these lots. Instead of running with this for the greater good for the village, I understand that council's initial reaction was to fight this or try to find reasons why we cannot or shouldn't sell these lots. I understand that Council has now passed Policy 232, which sets out the process to sell road ends, and several upland lots are being registered and prepared for sale in 2025. What about the most valuable lots... the waterfront lots? For many years, it appears that the village did not do their homework on our ability to sell waterfront road ends and instead conveniently misled the residents. If you don't believe that the majority of the village would support this initiative over continually raising our taxes, have a referendum.

Council needs to take an accelerated approach to assessing all municipal land, choosing the lots that best suit our need for sufficient revenue to pay these debts.

The anticipated sale of municipal lands must be included in the 2025-2029 Financial Plan.

Sincerely,

Don Babineau

[Redacted signature]

Freedom of Information &
Protection of Privacy Act
Section 22(1)

(Severed portions are shaded)

From: [pilgrim land](#)
To: [Amanda Seibert](#)
Cc: [Carolina Clark](#); [Joe Elworthy](#); [Jamie Ross](#); [Janet Ruzycski](#); [Liisa Wilder](#)
Subject: Financial Plan Input
Date: December 1, 2024 8:49:30 PM

To: Village of Belcarra
c/o Corporate Officer
December 2, 2024

Dear Council and CAO,

Thank you for providing opportunity to give feedback on Council's 2025-2029/39 Financial Plan.

I would like to register the deep concern, of many, over the anticipation of stacking debt upon debt in this Village.

In decades gone by Belcarra's mayor prided himself in a pay as we go mentality. Somehow, we have lost our way and between staff and highly paid consultants the village dreams and spends, with seemingly no thought for real financial implications. Belcarra may be surrounded by trees, but money does not grow on them.

Specifically noted is the \$5.3 million funding gap that was uncovered in 2024. Our fire hall replacement has been estimated to cost \$11 million plus millions extra in interest. If the Anmore build is going to be \$14 million or more then our costs will go up. There is the water infrastructure debt that is still at \$2.8 million for an insufficient water system.

The tax-paying villagers, will be responsible for paying every single penny of these debts Metro will not be paying one penny! Metro may advise the amount residents will owe, but they will not be paying it.

We feel strongly that we, the taxpayers, cannot afford to shoulder all these millions in debts. In talking with residents, particularly those with young families, they already feel the squeeze with rising taxes.

We only have 2 possible sources of revenue in this village (excluding grants) to pay for any and all debts: significantly increasing taxes and fees for every tax-paying household in Belcarra or selling some municipal-owned land for some single-family homes.

We want to see Council take an urgent and accelerated approach to assessing **all** municipal land, choosing the lots that best suit our need for sufficient revenue to pay these debts.

We also believe that the anticipated sales of municipal land must be included in the 2025-2029 Financial Plan if the Village council and staff are truly concerned about helping lower the debt and take the burden off taxpayers.

Sincerely,

Mrs. Deborah Struk

To: Village of Belcarra
c/o Corporate Officer
November 29, 2024

Dear Council and CAO,

We appreciate the opportunity to give feedback on Council's 2025-2029 Financial Plan.

We would like to register our deep concern over the anticipation of stacking debt upon debt in this Village. We specifically note the \$5.3 million funding gap that was uncovered in 2024, the fire hall replacement that is estimated to cost \$11 million plus millions extra in interest, and, of course, the water infrastructure debt that is still at \$2.8 million.

We, the tax-paying villagers, will be responsible for paying every single penny of these debts (Metro will not be paying one penny!).

We feel strongly that we, the taxpayers, cannot afford to shoulder all these millions in debts.

We only have 2 possible sources of revenue in this village (excluding grants) to pay for all these debts: significantly increasing taxes and fees for every tax-paying household in Belcarra or selling some municipal-owned land for some single-family homes.

We want to see Council take an accelerated approach to assessing all municipal land, choosing the lots that best suit our need for sufficient revenue to pay these debts.

We also believe that the anticipated sales of municipal land must be included in the 2025-2029 Financial Plan.

Sincerely,

Ian Marchese



Freedom of Information &
Protection of Privacy Act
Section 22(1)

(Severed portions are shaded)

From: [John Snell](#)
To: [Amanda Seibert](#)
Subject: 2025-2029 Financial Plan
Date: November 29, 2024 3:44:54 PM

To: Village of Belcarra
c/o Corporate Officer
November 29, 2024

Dear Council and CAO,

We appreciate the opportunity to give feedback on Council's 2025-2029 Financial Plan.

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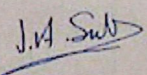
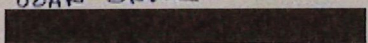
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We also believe that the anticipated sales of municipal land must be included in the 2025-2029 Financial Plan.

Sincerely,


JOHN SNELL


**Freedom of Information &
Protection of Privacy Act
Section 22(1)**
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Sent from my iPhone

To: Village of Belcarra

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November 29, 2024

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Sincerely,

Steve Marchese



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To: Village of Belcarra
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November 29, 2024



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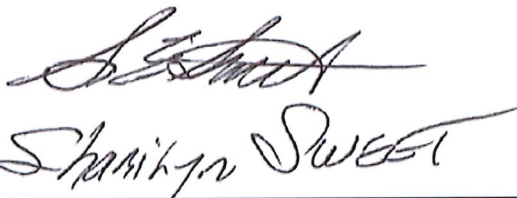
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Sincerely,



Sharilyn Sweet



Freedom of Information &
Protection of Privacy Act
Section 22(1)
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To: Village of Belcarra
c/o Corporate Officer
November 29, 2024

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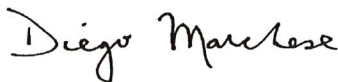
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Diego Marchese

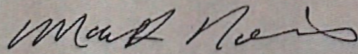


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Section 22(1)

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To: Village of Belcarra
c/o Corporate Officer
November 29, 2024

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Sincerely,



MARK NONIS



Freedom of Information &
Protection of Privacy Act
Section 22(1)
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To: Village of Belcarra
c/o Corporate Officer
November 29, 2024

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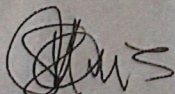
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Sincerely,



Kimberly Adams

Freedom of Information &
Protection of Privacy Act
Section 22(1)

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To: Village of Belcarra
c/o Corporate Officer
November 29, 2024



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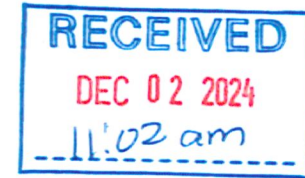
Sincerely,


LAURA WILLIAMS

Freedom of Information &
Protection of Privacy Act
Section 22(1)
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To: Village of Belcarra
c/o Corporate Officer
November 29, 2024



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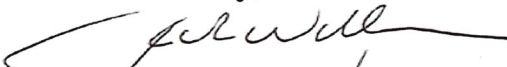
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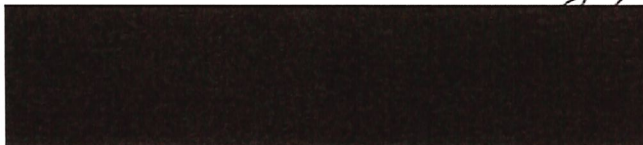
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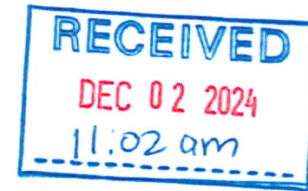
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JOHN WILLIAMS



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To: Village of Belcarra
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November 29, 2024



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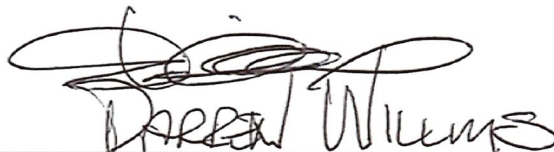
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Sincerely,



Handwritten signature of Darren Williams in black ink. Below the signature is a solid black rectangular redaction box.

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Protection of Privacy Act
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To: Village of Belcarra
c/o Corporate Officer
November 29, 2024

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We want to see Council take an accelerated approach to assessing all municipal land, choosing the lots that best suit our need for sufficient revenue to pay these debts.

We also believe that the anticipated sales of municipal land must be included in the 2025-2029 Financial Plan.

Sincerely,

Irene VanderSpek



Freedom of Information &

Protection of Privacy Act

Section 22(1)

(Severed portions are shaded)