

North Vancouver Community Associations Network (NVCAN)

Minutes of Special Meeting

Date: Wednesday January 17 2024

Location: Zoom

Time: 7:00 – 8:45 pm

Present:

John Miller (Chair)	Lower Capilano
Barry Fenton	Blueridge
Eric Andersen	Blueridge
Katherine Fagerlund	Deep Cove
Val Wilkins	Deep Cove
Corrie Kost	Edgemont Upper Capilano
John Lesow	Edgemont Upper Capilano
Eric Skrownek	Edgemont Upper Capilano
Lyle Craver	Lynn Valley
Irene Davidson	Norgate Park
Karen Barnett	Seymour
Peter Teevan	Seymour
Babs Perowne	Woodcroft

Guests:

Rick Danyluk	Acting General Manager, Finance and CFO
Jas Gill	DNV Manager Financial Planning & Reporting
Sacha Jones	DNV Section Manager, Planning

Regrets:

Val Moller	Woodcroft
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- 1. Welcome:** John welcomed everyone to the meeting at 7 pm.
- 2. Minutes** for November 15, 2023 were approved.
- 3. DNV Budget and Financial Plan, 2024 – 2028.** Rick Danyluk presented an overview of the DNV Budget and Financial Plan for the current year. He described the process of preparing it, the DNV Council priorities, and the criteria used to manage the tax rate. He explained that DNV Council re-instituted the infrastructure tax at .5% in addition to the base tax rate of 6.5% (making a total rate of 7%). He commented that DNV has higher service levels than some other municipalities which drives up our need for funding.

Rick referred to the new Collective Agreement and the funds brought in to stabilize last year's costs, which are being repaid now. He explained that the average increase in taxes to homeowners this year will be \$180. He set out the timeline for public input before the budget is presented for Council's deliberations on January 29. He pointed out that more information can be found in referring to materials presented on November 14 Council workshop and December 4

Council meeting. Rick then described the structure of the budget workbook with sections on Strategic Planning framework, Municipal Services (Recreation, Culture, Parks), Planning (Building, Construction, Transportation, Utilities) and Reserve Plans.

John M. then opened the floor to questions.

1. **Q.** John M. Carryover of work from year to year is about 7%. Why include work in the budget that cannot be completed in the year? **A.** Inflation increases costs and a rolling review of the work is conducted throughout the year. Budget is introduced in Spring. Amendments are made (after the audit) to update the budget.
2. **Q.** Corrie. 0.5% for Infrastructure Deficit. What is the cumulative amount that has been paid for the Infrastructure Deficit over the years? **A.** Rick referred to P.29 of the Budget showing the level of base support and the ongoing deficit projections. The majority of the shortfall covers non-residential construction spending. New requirements (climate change, accessibility) add to the capital expenditures.
3. **Q.** Eric A. The impact of a 7% tax increase is hard on low-income homeowners. Many residents are house-rich and cash-poor. **A.** Rick responded Community demand and Council priorities set the service levels, which is a key factor determining the tax rate.
4. **Q.** Peter. New tax revenue is set aside in the Fund and is not added to operation revenue? What is the nature/purpose/practice for the Tax Growth Fund? **A.** Rick replied as the community grows the fund is used to stabilize the changes in fixed costs.
5. **Q.** Babs. Following previous question, how long does that 'new' revenue get added to Tax Growth Fund? In perpetuity or just one year? **A.** Rick responded the 'new' revenue from the single-family neighbourhoods is used for transportation needs to connect neighbourhoods. It does not further increase the Fund.
6. **Q.** John L. DNV tax increase will be \$180 per average residential household. Whatcom County, WA tax increase is \$118US. This can have a significant impact on low income households. Is the deferral of tax subject to a 'means' test?
7. **Q.** Corrie. P. 15 Sales/Fees charges to the public doubled over 5 years from \$112M to \$225M. Why such a large increase. **A.** Rick replied one area is in Utility fees for Significant costs can be expected in future years. Rick referred back to previous question on Infrastructure Deficit adding that changes to sports fields and Spirit Trail added \$40M in capital.
8. **Q.** Katherine commented that, as DNV residents, we need to moderate our demands for increased services or expect to pay increased taxes.
9. **Q.** Lyle/Peter. How does DNV staff turnover compare across other municipalities. When you prepare a budget what level of staffing do you use? 100%? **A.** Rick replied that a vacancy provision is included in the budget for staffing. Jas replied that \$9-10M is allowed to address operating risks. Vacancy rate is trending down. Rick commented that increased overtime costs arising from vacancy is a challenge for Police.
10. **Q.** Barry. Staff training, mentorship and inter-department relations can be impacted by work-from-home practices. How does the DNV manage? **A.** Rick replied many departments work in office, and DNV employees largely appreciate the in-office time. However, for some departments, a higher percentage IT work from home (e.g. IT).

11. **Q.** Lyle. Grants to third parties. Budget reflects grant values, do third parties get paid at the grant level or for their actual costs (i.e. work on Fromme Mountain)? **A.** Rick will get an answer after the meeting and send it to Lyle and NVCAN.
12. **Q.** Corrie. While there can be advantages to early approval of capital plans, there are also disadvantages. **A.** Rick replied there is an opportunity for public input in April, and then Budget was adjusted for impact of inflation in November. Staff works on Year 1. Council can revisit outer years' work, and can revisit priorities at the November workshop.
13. **Q.** Barry. What funding source is available for Affordable and Supportive Housing? **A.** Rick replied partnerships with BC Housing and not-for-profits provide some of the funding. DNV typically waives \$20,000/unit of development fees. Rick also noted that fees need to be adjusted to keep pace with increasing costs.

There being no further questions, John M. thanked Rick, Jas and Sacha for their presentation and answers to questions. The DNV representatives then left the meeting.

4. **Revitalization Planning.** Eric reminded representatives that the Revitalization Workshop will be held on Saturday from 11am to 3pm at Mollie Nye House.
5. **New Business.** John M. advised that David Marley of West Vancouver is setting up a North Shore Community to address provincial funding for the Waste Water Treatment Plant. Those interested in meeting David Marley over coffee should contact John M.
6. **Next Meeting:** Regular Meeting, Wednesday, February 21 2024 - Presentation on Solar Panels.
7. **Meeting adjourned** at 8:50 pm.