

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **SPECIAL ADMINISTRATION AND FINANCE COMMITTEE** Meeting
Monday, April 10, 2006 at 7:00 pm
Central Saanich Municipal Council Chamber

PRESENT: Councillor John Garrison, Acting Chair
Mayor Jack Mar
Councillors: Bryson, King, Mason and Thompson
Gary C. Nason, Administrator
David J. Gawley, Consultant
Trish Flanders, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services
Nirmal Bhattacharya, Municipal Engineer
Steve Epp, Assistant Treasurer

ABSENT: Councillor Graham, Chair

APPROVAL OF THE AGENDA:

445.06 MOVED BY COUNCILLOR THOMPSON
NO SECONDER
That the Agenda for the Special Administration & Finance Committee Meeting held on April 10, 2006 be approved as circulated.
CARRIED UNANIMOUSLY

1. TAX POLICY AND TAX RATES

The Administrator made some brief introductory comments and provided a recap of the decisions made by the Committee at the April 5th, 2006 Budget Meeting, as well as outlined the purpose of this evening's meeting. He also referred to the correspondence dated April 6, 2006 from Mr. Christian Engelstoft in regards to the CRD Housing Trust Fund.

Mr. David Gawley, Consultant, overviewed the materials which were included in the agenda package including a revised spreadsheet outlining the 2006 Recommended Supplementary Requests, the revised 2006 Projected Tax Levy to include the decisions made by the Committee to date, and a spreadsheet providing an overview of the funding resources available.

A discussion took place in regards to the current status of the District's Reserve Funds and the projects that Council may wish to defer to a future year.

446.06 MOVED BY COUNCILLOR THOMPSON
NO SECONDER
That It Be Recommended To Council:

That the Committee consider the list of eleven projects (to be funded from General Funds) that may be potential candidates for deletion or deferral to 2007 or later years, as a strategy to reduce the net drawdown in the Reserve Accounts in 2006.

CARRIED UNANIMOUSLY

447.06 MOVED BY COUNCILLOR THOMPSON
NO SECONDER
That It Be Recommended To Council:

That the 2006 Supplemental entitled "Road Data Inventory - \$50,000" be deferred to 2007 or later years as deemed appropriate, subject to the necessary modifications being made to the Engineering & Public Works Department's service level standards and performance measures as may be required.

CARRIED
OPPOSED: COUNCILLORS MASON AND BRYSON

448.06 MOVED BY COUNCILLOR THOMPSON
NO SECONDER
That It Be Recommended To Council:

That the 2006 Supplemental entitled "Permit Tracking System - \$20,000" be deferred to 2007 or later years as deemed appropriate.

CARRIED UNANIMOUSLY

449.06 MOVED BY COUNCILLOR MASON
NO SECONDER
That It Be Recommended To Council:

That the 2006 Supplemental entitled "Beach Access – Saanichton Bay Park - \$23,000" be deferred to 2007 or later years as deemed appropriate.

CARRIED UNANIMOUSLY

450.06 **** DEFEATED ****
MOVED BY COUNCILLOR BRYSON
NO SECONDER
That It Be Recommended To Council:

That the previously endorsed contribution to the Capital Regional District Housing Trust Fund in the amount of \$24,300 be increased by an additional \$24, 300., with the source of funding to be General Reserve Funds.

MOTION DEFEATED

OPPOSED: MAYOR MAR, COUNCILLORS GARRISON, MASON & THOMPSON

451.06 **** DEFEATED ****
MOVED BY COUNCILLOR BRYSON
NO SECONDER
That It Be Recommended To Council:

That the Committee reconsider its previous endorsement of proceeding in 2006 with the Brentwood Bay Traffic Corridor Revitalization Project with the inclusion of the installation of the conduit for future underground wiring.

MOTION DEFEATED

OPPOSED: MAYOR MAR, COUNCILLORS GARRISON, MASON & THOMPSON

Mr. Gawley then gave a comprehensive overview of the following materials, which was followed by a lengthy discussion by the Committee.

- a) Revised 2006 Assessment Roll;
- b) History of Tax Ratios, 1997 to 2005;
- c) Annual Tax Information, 2000 to 2005;
- d) Annual Changes in Percentage by Class of Property, 2000 to 2005; and
- e) 2006 Tax Ratio and Rate Analysis.

The Chair then turned to members of the public gallery for comment.

Ms. Sue Stroud, #105 – 7088 Wallace Drive

- referred to the February 7th, 2005 Council Minutes which indicated that Council did not support the establishment of the Housing Trust Fund at that time due to the annual budget process and the timing of this initiative, and advised of her concerns that she heard the same comments made during this year’s budget deliberations
- commented on the District’s Development Cost Charges (DCC’s) and the fact that they appear to be significantly lower compared to other municipalities, and asked for clarification in this regard

Staff gave a comprehensive explanation of the District’s Development Cost Charges.

Mr. Frank Witthoeft, 2361 Tanner Ridge Place,

- suggested that in order to make a logical decision when determining tax multiples, the details and costs on servicing business vs. servicing residential should be presented and discussed

Ms. Jill Wake, 7046 Brentwood Drive

- asked for clarification on the required \$8.487 million tax levy and the tax increases as noted in the 2005 – 2009 Financial Plan
- spoke to the issue of increased property assessment and the anticipated increase in municipal property taxation
- referred to the term “average”, and asked for an indication of the impact of the proposed tax levy increase on her individual property taxes

Mr. Greg Ramsey, 824 Delamere Road

- commented on the steady increase in property taxation over the past 6 to 8 years, and questioned why these increases are repeatedly being enacted
- advised of his frustration that he is paying 6% to 7% more in property taxes every year

Members of Council responded to the concerns expressed by Mr. Ramsey in regards to the property tax increases.

Ms. Elizabeth Chambers, 901 Verdier Avenue

- commented on the proposed 4.75% tax levy increase in 2006, and reminded the Committee that over a 10 year period this represents an approximate increase of 50% in taxes
- questioned the issue of home owner grant funding

Local Resident

- advised of his disappointment with the proposed deferral of the Road Data Inventory Supplemental, and that he is shocked with Council's decision to proceed with the Brentwood Bay Traffic Corridor Revitalization Project as this project is considered to be a frill

Mr. Tony Peard, 806 Delamere Road

- questioned the home owner grant process
- suggested that all residents pay taxes based on the services they receive, making it more equitable for everyone
- expressed concern with the significant increases in property assessment and the effect this it will have on his property taxes

Mr. John Creviston, 866 Verdier Avenue

- advised of his previous support for the Brentwood Bay Traffic Corridor Revitalization Project, but questioned the financial impact to the average taxpayer if this project proceeds

Councillor Thompson referred to Brentwood Bay Revitalization Guidelines and the history and philosophy of the project.

Discussion then returned to the Council table on deliberation and decisions with respect to the 2006 Municipal Tax Ratios and Rates.

452.06 MOVED BY COUNCILLOR THOMPSON
 NO SECONDER

That It Be Recommended To Council:

That Council endorse for the 2006 taxation year the "equalized percentage" adjustment of the variable property tax rate class multiples for general municipal purposes, as depicted in column 4 of the spreadsheet entitled "2006 Tax Ratio and Rate Analysis".

CARRIED

OPPOSED: COUNCILLOR KING

The Administrator advised that the next Budget Meeting, which is scheduled to be held on Tuesday, April 18th, 2006 at 5:30 pm, would be to present the Five Year Financial Plan at the Public Information Meeting.

Council thanked the public in attendance at the Meeting for participating in the annual budget and financial planning process.

ADJOURNMENT:

On motion, the Special Administration & Finance Committee Meeting held on April 10, 2006 adjourned at 8:47 pm.

Recorded by: Trish Flanders
 Municipal Clerk