

University Endowment Lands
Minutes from the
COMMUNITY ADVISORY COUNCIL MEETING
Wednesday, May 5, 2010

Minutes from the meeting of the University Endowment Lands (UEL) Community Advisory Council (CAC), held at **5:30 pm, Wednesday, May 5, 2010** at the University Endowment Lands, Administration Office Meeting Room, located at 5495 Chancellor Boulevard, Vancouver, BC.

CAC Members Present:

John O'Donnell, Area C, President
Bob Kasting, Area A, Treasurer
Luca Filipozzi, Area D
Daniel Nocente, Area B
David Tobias, Area A

CAC Members Absent:

None

Guests:

Maria Harris, Director, Electoral Area A, Metro Vancouver

UEL Staff Present:

Margaret Eckenfelder, Manager, UEL
Pat Kereiff, Office Administrator, UEL

1.0 Call to Order at 5:35 pm

1.1 Open Public Session

1.2 Delegations

a) Director Electoral Area A, Metro Vancouver

Maria Harris, Director, Electoral Area A, Metro Vancouver, reported to the Community Advisory Council (CAC) on Bill 20, the *Miscellaneous Statutes Amendment Act (No.3), 2010*. She noted that it does not reference the current MOU between UBC and Metro. Maria commented that the content of the OCP remained the same, except for the north-west corner of Thunderbird and Wesbrook Mall, which is now an empty lot. Designation of this lot will change from "Future Housing" to "UBC Core".

Maria advised of: an upcoming GVRD Board meeting Tuesday, May 12th to which Deputy-Minister of Community and Rural Development, Dale Wall has been invited; an Electoral Area Committee meeting on Tuesday, May 11th; and, the consultation process for the draft Integrated Solid Waste and Resource Management Plan with public meetings in various locations from May 3 to June 17, 2010 inclusive. The comment period closes July 14, 2010.

Maria reported on the status of trees along the north side of NW Marine Drive.

As a member of the public and a resident of the UEL, Maria expressed her regret over the CAC decision to close CAC meetings to the public and to consider the Metro Vancouver Electoral Area A Director as a member of the public.

2.0 Public Presentations

There were no public presentations.

3.0 Approval of Agenda

Moved, seconded and Carried.

That the agenda be approved as presented.

4.0 Approval of Minutes - Community Advisory Council Meeting of April 7, 2010

Moved, seconded and Carried.

That the minutes of the Community Advisory Council meeting held April 7, 2010 be approved as presented.

5.0 The Public Session closed at 5:56 pm.

Maria Harris, Director, Electoral Area A, Metro Vancouver left the meeting.

6.0 Matters Arising from the Minutes

6.1 CAC Meeting Dates

Moved, seconded and Carried.

That Community Advisory Council (CAC) meeting dates be changed from the first Wednesday of each month to the third Wednesday of each month. Meeting schedule for the remainder of 2010 will be:

- June 2, 2010 (The June meeting will remain on the first Wednesday)
- July and August, 2010 (No CAC meetings will be held)
- September 15, 2010
- October 20, 2010
- November 17, 2010
- December 15, 2010

Daniel Nocente will begin his term as CAC President at the September meeting.

7.0 Correspondence

The letter from S/Sgt. Kenna, Detachment Commander, RCMP University Detachment, dated April 14, 2010, regarding residential housing was received for information and forwarded to the University Endowment Lands Manager for response.

8.0 UEL Report – Margaret Eckenfelder, Manager

8.1 2010 / 2011 Budget Review

Margaret Eckenfelder reviewed the final budget for the 2010/11 fiscal year that was submitted to the Surveyor of Taxes in advance of the April 30th deadline. The budget reflects updated figures received after the April 7th CAC meeting for: the 2009/10 capital improvements carry forward; expenditures and revenues for water; and, UEL adjusted net taxable values. The final number provided flexibility to deal with some of the issues raised by the CAC at the meeting on April 7th, while keeping the tax increase in the 5.5% range. The most significant change is a \$250,000 contribution to future capital infrastructure projects. The UEL Manager's budget report to the CAC is attached to these minutes as Appendix A.

CAC members requested data indicating the number of UEL residents who are using UBC recreational facilities. CAC members expressed concern about the elimination of the \$60,000 provincial grant to the administration and the additional allotment of \$50,000 for fire services. CAC members requested budget information earlier in the process in future years. Development of a 5 year budget and a 20 year plan were also discussed.

8.2 Bylaw Review Update

Margaret advised that the bylaw review focus groups would begin meeting next week. Focus group meetings are scheduled for:

- Area A on May 12, 2010
- Area B on May 13, 2010
- Area C on May 19, 2010
- Area D on May 20, 2010

CAC members are welcome to attend the meeting for their Area.

8.3 Attendance at CAC Meetings by Members of the Public

CAC members reaffirmed their policy that CAC meetings will remain closed to members of the public. This includes other government representatives.

9.0 Chair's Report

John O'Donnell discussed the possibility of a public meeting at which the UEL Manager would attend. The public meeting to present the revised Land Use, Building and Community Administration bylaw will occur in the fall of 2010.

10.0 New and Other Business

There was no new or other business to discuss.

11.0 In Camera Session – CAC Members Only

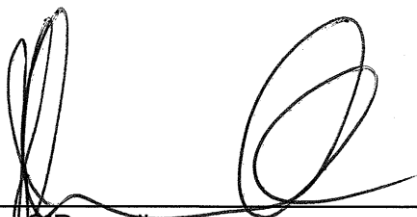
An In Camera Session was called to order at 7:49 pm.

Margaret Eckenfelder and Pat Kereiff left the meeting.

The CAC decided to write to the Honourable Bill Bennett, Minister of Community and Rural Development, regarding the 2010 UEL Budget. A copy of the letter dated May 7, 2010 is attached to these minutes as Appendix B.

12.0 Adjournment

The meeting adjourned at 7:58 pm.



John O'Donnell,
President,
Community Advisory Council

Manager's Report to CAC

Meeting Date: May 5, 2010

Subject: University Endowment Lands – 2010 Budget Update

Background:

On April 7, 2010, Manager presented draft budget to CAC for review. The draft budget contained a number of changes from previous years and highlighted potential changes to come.

Changes reflected in final budget:

The final budget reflects updated figures received after the meeting on April 7 for:

- 09/10 carry forward
- Expenditures and revenues for water
- UEL adjusted net taxable values.

The final numbers provided flexibility to deal with some of the issues raised by the CAC at the meeting on April 7, while keeping the tax increase in the 5.5% range. The most significant change is a \$250,000 contribution to future capital infrastructure projects. This will help to offset future tax increases to fund these initiatives and allow some room to adjust to any additional operating costs that might arise as a result of the planned assessment of provincial costs that will be undertaken in 2010/11.

The following item was dropped: **UBC Proposal:** 2010/11 – Phase 1: \$80,000; rising to full \$160,000 in 2011/12.

The following major items were added or revised:

- \$25,000 to cover services received from the Public Service Agency (charged automatically to all government departments; was overlooked in the original draft)
- \$3,376,900 to cover the cost of water (estimate was \$3,270,500) offset by \$3,714,590 in revenue (estimate was \$3,410,000)
- \$200,000 added to Ravine #1 for future capital repairs
- \$50,000 added to Capital Sewer Upgrades for future capital repairs
- \$25,000 added to Bylaw review to expedite completion of drafts and public consultation on the community administration aspects of the bylaw, reducing the outstanding study period from 2 years to 12 months
- \$380,000 for fire services*
- \$5000 restored to the CAC budget for potential projects with the UNA (had originally be eliminated in anticipation of recreational agreement with UBC).

**In 2009/10, UEL residents contributed \$314,000 to the \$5,713,590 fire service contract between the Province and the City of Vancouver (or 5.47% plus \$1245 for roof replacement). In 2010/11, the fire service contract is \$5,996,923. Application of last year's formula would have resulted in \$330,000 for the UEL. \$50,000 has been reallocated from the UBC proposal to increase the UEL's fire contribution to \$380,000. This is still far less than 10% of the operating budget common in lower mainland municipalities. It is also less than the UEL's contribution to the fire budget in 1995 (when there were 50% fewer residents in the area).*

As a result of input from the CAC:

- The entire tree maintenance program (\$100,000) remains funded.

In order to fund highest priorities:

- No funding was included to replace the greenway on Western Parkway between University Blvd and Agronomy Road, as suggested by a resident. It is estimated that this would cost \$50,000.
- No additional enforcement will be undertaken. Consideration was given to ways in which enforcement activities could be expanded, given complaints by some residents regarding absence of action on noise, garbage and parking issues after hours or on weekends. UEL operations are currently at the point where a second shift would be required to provide expanded enforcement response, at an estimated cost of \$250,000. Given current experience, it was felt that the costs of adding a shift would outweigh the benefits. Emergencies will still be handled on a 24 hour basis.
- No funding in either the CAC or UEL Administration budgets for the community space in University Marketplace. Given other budget pressures, and lack of capacity to manage this space, the use of the space by the community remains on hold.

Impact on Tax Rates

For the average single family dwelling in the UEL (average net taxable value = \$2,839,912) the 5.7% tax increase results in an extra \$201 a year in taxes for 2010 (total of \$3,725). This tax increase allows the administration to add \$250,000 to the capital reserve for planned improvements as well as costs arising from unforeseen consequences of aging infrastructure. While the budget discussion indicated that the province would be considering a move to full cost recovery for provincially provided services and a new basis for calculating the UEL's share of fire services costs, these have not been included in the 2010/11 budget. Any substantial increases that would result from changes in these areas would be phased in over 2 or 3 years.*

While new costs will be phased in, we anticipate that revenues will either remain stable or decline, creating additional pressure on residential property taxes. A major source of UEL revenue is water. Reduced revenue from water is anticipated as consumers adopt water conservation strategies while the cost of other regional services (e.g. liquid and solid waste management) rise. The Fees and Charges Bylaw will be reviewed as part of the bylaw review project, but it is not anticipated that revenue from this source will make a large enough contribution to offset the impact of increasing costs on property taxation. The development of Block F could help offset this trend in the longer run, especially if it is rezoned to add some commercial uses.

***Elimination of the provincial administration grant:** As part of the move to full cost recovery, the \$60,000 provincial grant was eliminated. The grant was put in place because the UEL as a provincial government entity did not have access to grant programs available to other small communities. Once full cost recovery for provincially provided services is in place, the need for access to provincial grants can be revisited.

FINAL 2010/2011 UNIVERSITY ENDOWMENT LANDS RESIDENTIAL BUDGET*					
RESIDENTIAL EXPENDITURES					
STOB		2009/2010 BUDGET	2009/2010 Actual	2010-2011 Budget	2010-2011 Budget
50	Total Salaries and Overtime	1,197,525	1,079,901	\$ 1,218,532	
57	Travel	3,500	1,744	5,000	
59	Centralized Management Services - (human res., internal audit, payroll, telephone, computer, accounting etc	10,000	14,285	37,000	
63	Information Systems (cel phones, pagers computer consultants etc.)	35,000	30,222	35,000	
65	Office and Building Expenses -(postal, courier, stationary, cleaning)	24,500	23,896	25,000	
68	Advertising and Publications	1,500	495	1,500	
69	Materials/Supplies, Pump/Clean Lift Stn., Minor Works, Signage, Op. Permits	2,198,170	873,523	2,281,120	
69	GWWD	3,100,000	2,986,063	3,376,900	
69	GVS&DD	356,425	337,214	353,410	
70	Capital Purchases (incl. deferrals), Operating Equipment and Vehicles	266,000	72,992	196,000	
70	Operating Equipment and Vehicles	0		106,000	
	Fire Service Cost	314,000	314,000	380,000	
77	Transfer to new Community Advisory Council for operating costs	10,000	10,000	10,000	
	Transfer to UBC for operating costs			0	
	UNA/Community Policing/Other shared services	10,500	5,400	10,500	
85	Legal Fees (legal services not provided through province)	12,000	1,607	12,000	
	contingency - blocks F&K				
	TOTAL EXPENSES	7,539,120	5,751,342	8,047,962	
RESIDENTIAL REVENUES AND TAXES					
	BUDGET	2009/2010	2009/2010	2010-2011	2010-2011
	BUDGET	Actual	Budget	Budget	Budget
	Dog licences	1,500	1,445	1,500	
	Building & Plumbing Permits	50,000	80,093	60,000	
	Water	3,410,000	3,143,185	3,714,590	
	Crown Land	20,000	39,999	20,000	
	Miscellaneous	50,000	51,168	50,000	
	Business Licence	30,000	34,138	25,000	
	Permit Revenue deferred to 2010-2011	0	0		
	Permit and business licenses revenue carried forward from 08/09	62,520	24,029	40,000	
	Parking Meter Revenue	160,000	139,368	160,000	
	Revenue Capital Programs carried forward from 07/08	802,572	802,572	802,572	
	Revenue capital program carried forward from 08/09	615,000	615,000	615,000	
	Revenue programs carried forward from 09/10			50,000	
	Provincial 'Grant' (provincial share of administration costs)	60,000	60,000		
	Property Tax	2,277,528	2,277,528	2,509,300	
	TOTAL REVENUE	7,539,120	7,268,525	8,047,962	

Please note that the main source of the difference between 2009/10 "budget" and 2009/10 "actual" is the \$1,417,572 in revenue carried forward from previous years. This was not used in 2009/10 and carries forward into this year's budget (along with the \$50,000 unspent last year). It is the capital reserve that will be used to undertake major infrastructure work.

University Endowment Lands Community Advisory Council

Reply to: 5495 Chancellor Boulevard
Vancouver, BC V6T 1E2
Email: johnod@shaw.ca

May 7, 2010

Honourable Bill Bennett
Minister of Community and Rural Development
Office of the Minister
PO Box 9056 Stn Prov Govt
Victoria, B.C. V6W 9E2

Dear sir:

Re: University Endowment Land Property taxes for 2010

As you are aware, the University Endowment Lands Community Advisory Council (CAC) is a publicly elected body, which provides advice to the Manager of the UEL. In that regard, we are in constant communication about community issues. Sometimes we agree about these issues, sometimes we do not.

On the issue of the current budget for property taxes for the UEL for 2010, we do not agree with the Manager. We were first provided with a copy of the 2010/2011 budget and provided comment at our meeting of April 7, 2010. We are aware of, and respectful of her obligation as an employee of the BC Government to follow the constraints and direction of her employer. However, her obligations as a manager and a government employee sometimes conflict with what we believe are the best interests of our community. This situation has arisen in the preparation of the current 2010 budget.

It is our interest, in speaking for our community, to minimize our tax burden while seeing that services are provided in an efficient way. In this regard, we do not believe that, unless there is a new initiative planned, that our taxes should increase in any measureable way. Several items cause us concern:

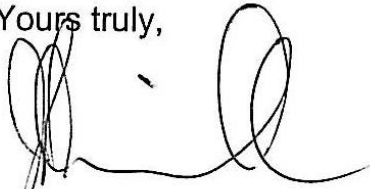
- a. The UEL's contribution to fire protection was increased by 21 % from \$314,000 to \$380,000. We do not believe that a case was made out for this increase in costs.
- b. The \$60,000 annual provincial administration grant was eliminated. There appears to be no justifiable reason for the termination of this grant.

We believe that the tax increase should be less than is set out in the current budget proposal and we respectfully request that the fire protection contribution be reduced to its former level and the rural community grant be reinstated.

Thank you for your letter of May 5, 2010 which I received May 6, 2010. I have circulated it to the CAC members and we will discuss it at our June monthly meeting.

The CAC looks forward to your visit to our community and the opportunity to meet to discuss our concerns and future aspirations in more detail. We also would like to touch on the issues raised in our letter of 18 September 2009 to the Honourable Gordon Campbell and the response we received back dated 6 November 2009.

Yours truly,



John O'Donnell
Chair, UEL CAC

cc.	Premier Gordon Campbell	fax 604 660-5488
	Margaret Eckenfelder, Manager, UEL	fax 604 660-1874
	Gary Paget, Senior Executive Dir.	
	Local Government Dept.	fax 250 387-7972