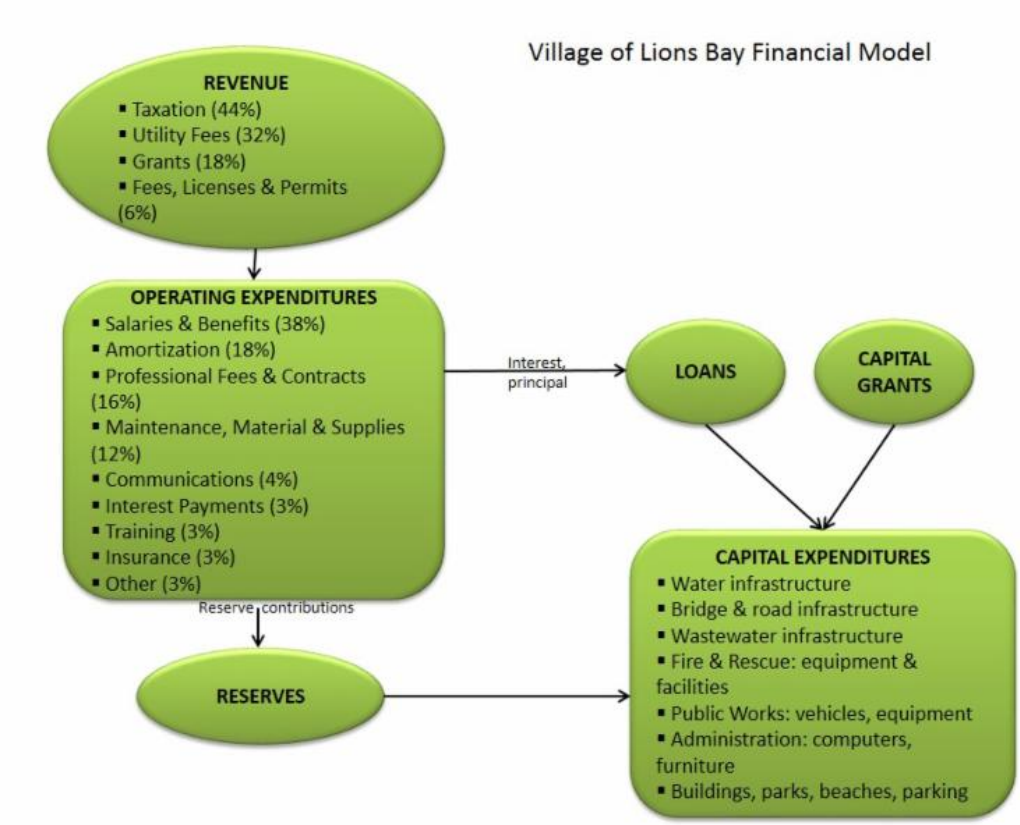
VILLAGE UPDATE

Friday, September 16, 2016

MESSAGE FROM COUNCILLOR MCLAUGHLIN



Dear Friends and Neighbours:

The graphic above illustrates Lions Bay's finances (also attached as a separate graphic at the end of this piece). We operate with only three main sources of revenue: property

taxes, utility fees and government grants. Unlike nearby Metro municipalities, we have no development cost charges (DCCs) or meaningful fee revenue. Our cost for water is particularly high due to a custom system, and road and other infrastructure maintenance is expensive due to our steep terrain. With no economies of scale, our largest operating cost is personnel; with federal and provincial downloading of responsibilities even to small municipalities like ours, we need highly qualified staff, for whom we compete with nearby deep-pocketed large municipalities which can offer career paths and resources. Other than the Chief Administrative Officer, Chief Financial Officer and Public Works Manager, all our employees are unionized under a collective agreement, with strict bargaining unit work rules.

We are dependent on a $295,000 annual provincial Small Communities Grant, and on higher levels of government to share in the cost of capital projects. We have been fortunate that the Provincial Emergency Plan has thus far provided significant funds to repair storm damage to water infrastructure - $66,850 in 2013, $278,330 in 2014 and $99,000 in 2016 (claim being finalized). Council and staff run a very tight ship (the Mayor is sleeping on a friend's couch to attend the upcoming Union of BC Municipalities convention in Victoria, for example), and we believe that our operating costs are truly the minimum required to do the job.

For the last two years, Council has focused on Lions Bay's infrastructure deficit. Our long-needed Infrastructure Master Plan has now been delivered. It points to several millions in infrastructure investment needed in the near term, even before we start considering nice-to-haves like central wastewater treatment for the whole Village, lower-risk water sources, and sidewalks. In the government grant business, capital projects require costly "shovel ready" planning to qualify for funding. With low interest rates, and the advent of the Federal government's 50 percent infrastructure funding plans, coupled with the Province's expected 33 percent, Council is working hard to take advantage of upcoming 83 cent on the dollar funding. If we are to execute on essential projects, and this Council is adamant that we must, Lions Bay has to spend on engineering plans, and borrow funds to cover our 17 cent share of the grant-funded projects.

Beyond expenditures on operating and capital items, Council believes the Village must increase reserve funds, and is in the process of setting prudent levels. We would be hard-pressed today to self-fund an event like the $327,000 Kelvin Grove water main burst of a few years ago. General tax increases for many years were in the 1-3 percent range, barely covering inflation. Recent general tax increases were 8 percent in 2015, and 12 percent in 2016, coupled with utility fee increases to attain breakeven on costs.

Even though these are large increases, a 1 percent general tax increase in Lions Bay raises only about $11,000 in new revenue, a measure of just how small our tax base is.

This Council has just over two years remaining in its mandate. Lions Bayers can expect significant focus on executing on infrastructure needs and expanding our tax base, all to ensure that Lions Bay remains the thriving, diverse, complete community it has been up to now.

Best regards,
Ron

Financial Model Graphic

INFRASTRUCTURE SAFETY IMPROVEMENTS & YEARLY MAINTENANCE AT KELVIN GROVE

The Public Works Crew would like to inform residents that they will be performing the annual pump-out of the Sewage Treatment Plant at the Kelvin Grove Beach Park next week. Work will begin on Monday, September 19th and is scheduled to continue until the end of the week.

In conjunction with the annual pump-out, Works Crews and contractors will be installing safety railings and walkways inside of the plant as detailed in the 2016 Capital Plan.

It is recommended that during construction, specifically on Tuesday, September 20th, residents avoid the area as a safety precaution. Access to the Beach Park may be restricted at times.

UPCOMING COUNCIL & COMMITTEE MEETINGS

All meetings take place in Council Chambers unless otherwise noted. The Village Office is open until 6:30pm on Regular Council Meeting nights.

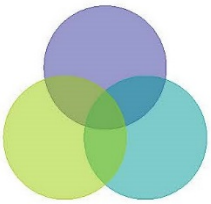
- Regular Council Meeting - September 20 - POSTPONED to October 4 at 7:00pm
- Bylaw & Policy Review Committee - September 19 - CANCELLED

Note: please check the Village website calendar for meeting schedule changes or cancellations.

LIBRARY: READING CHALLENGE AWARDS EVENT

The children and parents who were involved in the Summer Reading Challenge are invited to attend the library on Sunday, September 18th from 2pm to 3:30pm for an award reception.

SENIORS SOCIAL CIRCLE





Next Cards and Games invitation: Our first meeting got off to a fine start on September 15th, when we were entertained and enjoyed the challenge of "Quirkle" and "Mexican Train" provided and coached by a very patient Susan, and re-introduced to "Bridge 101" coached by Joe. The next session will be at 6:30 pm in the Hall on Thursday, September 22nd.

Please let Sharon (sharonaraymond@shaw.ca) or Susan (susancrolfe@gmail.com, 604-922-9404) know your preference.

See what's happening on our social sites:

THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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