

VILLAGE OF LIONS BAY
On Table Correspondence - December 15, 2020

Resident Correspondence:

R4 - T. Strong re suites

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CAO response to M. Sredzki re Emergency Planning

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From: [REDACTED]
To: [Council](#)
Subject: Basements Suites
Date: Monday, December 14, 2020 10:14:43 AM

Hi to whom it may concern,

I have complied with all Village by laws in all regards suites and have paid all necessary required taxes. But you have raised them to the point where they are becoming unviable given the income of such suites . As you know should I have a family in the suites and regardless of the number of the family occupants they pay nothing unfair. Either remove such taxes or impose taxes on all suites and equal the taxes between all the suites . If you receiving \$ 10,000 for ten suites and have 20 suites in the village make all pay an equal share of \$ 500 to get the \$10,000

Tony Strong [REDACTED]

From: [Agenda](#)
To: [Lions Bay Office](#)
Subject: LB Sewage Plant & other issues #3
Date: Tuesday, December 15, 2020 3:08:46 PM

From: Brenda Broughton [REDACTED]
Sent: Monday, December 14, 2020 9:13 AM
To: Marek Sredzki [REDACTED]
Cc: Jaime Cunliffe <councillor.cunliffe@lionsbay.ca>; Norman Barmeier <councillor.barmeier@lionsbay.ca>; Fred Bain <councillor.bain@lionsbay.ca>; Neville Abbott <councillor.abbott@lionsbay.ca>; Ron McLaughlin <mayor.mclaughlin@lionsbay.ca>
Subject: Re: LB Sewage Plant & other issues

Dear Marek,

I see that Council was copied on your email.

I agree, I misunderstood your email information.

Yes, I agree that the Village of Lions Bay can live within its means.

There are always choices that must be made ~ each Council has the responsibility to triage Municipal projects.

The Strategic Planning Meetings that were held, December 2nd and 3rd, 2020, seem to have and hopefully involved this process.

Council seemed to be seeking community input.

My hope is that your input to Council will be reviewed, considered and highly valued.

Thank you for your email of clarification.

Have a good day !

Sincerely,

Brenda

[REDACTED]
[REDACTED]

From: Marek Sredzki [REDACTED]
Date: Monday, December 14, 2020 at 8:50 AM
To: Brenda Broughton [REDACTED]

Cc: <Councillor.cunliffe@lionsbay.ca>, "Councillor.Barmeier@lionsbay.ca" <councillor.barmeier@lionsbay.ca>, "Bain@lionsbay.ca" <councillor.bain@lionsbay.ca>, <Councillor.abbott@lionsbay.ca>, Ron McLaughlin <mayor.mclaughlin@lionsbay.ca>
Subject: Re: LB Sewage Plant & other issues

Dear Brenda,

I will be happy to call you but please read my email and the attachments once more as I think you misunderstood the intend.

Just to reinforce that you are on the right track, of 140+ municipalities in BC, Lions Bay is #2 in property taxes. When I moved in 35 years ago LB taxes were amongst the lowest.

By now, I have many friends in the village and we all see the some problem. We believe that Lions Bay does not have a revenue problem; we have a spending problem.

The only municipality which has higher taxes than us is West Vancouver, but look at how many more services they have (sewers for all, recreational centers, professional fire department, dedicated police department, library etc and no collections for any parking.

We understand that somebody has to be #2, but I find it strange that BC's #2 is a municipality with limited services and in particular, missing a major service (sewers & WWTP for all residents which is often one of the most costly items for a municipality to provide.

Certainly we are missing the savings that come with an "economy-of-scale" , but that is exactly why **we need to plan, function & spend like the village we are, and not like a metropolis.**

The fact that administrator proposed **hiring a planner is beyond ridiculous.**

Regards

Marek Sredzki

On Dec 13, 2020, at 5:30 PM, Brenda Broughton [REDACTED] wrote:

Dear Marek,

Please call me tomorrow.

The Village As a whole does not pay for The Kelvin Grove Sewage Treatment Plant as each resident of Kelvin Grove is aware.

This is a separate charge to the home owners of Kelvin Grove.

I am available tomorrow. Even if out for a walk or run I carry my phone.

My contact #'s are:

[REDACTED]
[REDACTED]

Thank you.

Sincerely,

Brenda

Sent from my iPhone

On Dec 13, 2020, at 4:33 PM, Marek Sredzki [REDACTED] wrote:

To the Lions Bay Council

1. LB Sewage plant construction cost responsibility

We appreciate the reply by LB CFO to our earlier request although it provided only partial information with the statement:

"... records prior to 2009 ... have been placed in storage. Records from the 1980's are manual. It would be very challenging and time-consuming to go through the archived records to determine a number that we already have ..."

If the continuing "accumulated sewer surplus" has been calculated annually for each budget and financial statement, then there must be an isolated, dedicated sheet from each year that should be readily accessible to the village staff (at least as far back as they are electronically stored). If this is the case, it would not be unreasonable to request it. We are not requesting a complete, re-formatted lay-out as was presented in the "2009-2019 Summary"; but simply the tabulation sheet from each year used to arrive at the annual figure. We don't understand why such an undertaking "would be very challenging and time-consuming".

If the sewage levies have always been collected and recorded correctly, and those revenues applied exclusively towards the costs associated with the operation and maintenance of the plant, we sincerely believe that is a fair and understandable arrangement.

To be clear, we do not believe that the remaining 85% of the village should be financing sewage-services for 15% of the village that is exclusively on sewage. The only way that would appear equitable is if the village provided universal sewage & septic services to all the village as a whole (that is if our taxes were paid to maintain all the septic & sewage systems throughout the village). Providing cross-the-board sewage & septic

service is not yet a compulsory-mandated service of small BC municipal governments.

If the information contained therein is accurate, we believe it was a good response. It showed information which we were unaware of and had never seen before.

Previously the "add-back" of the amortization charge was not shown; which was our biggest issue with the expenses tabulation. If they have been doing that "add-back" all along, then that addresses most of my initial concerns. The P&L sheet for the past 11 years is very helpful and enlightening.

We trust that the sewage plant improvement costs will be offset by a grant from the government and individual homeowners payments spread through more or less ten years.

2. Sale & Rezoning of the Village-owned land at the intersection of Oceanview & Highview

The mayor has surveyed the village lot and is suggesting to sell and rezone this public property. However, the realistic entry to that lot is from the adjacent property owned by the LB mayor's family. The circumstance might influence the matter. Public consultation is required.

It is time for the mayor to truly clarify the intent of this undertaking.

3. LB Administration

Lions Bay has the second-highest taxes in BC. Yet, our Administrator continuously suggests building, expanding, etc. which only adds expenses. More homes = more administration, maintenance, construction....

I appreciate Mr. Abbott and Mr. Bain's comments at the LB council Strategy Session on December 1 & 2 suggesting to be careful when accepting unnecessary project just because a subsidy might be available. Expenses like: \$60K+ proposed for a connector or \$40K+ for unnecessary step replacement creates a dent in LB's limited funds.

According to our Administrator, we can NOT afford to repair the public washrooms, streets etc. On another hand, we seem to be very generous with the office operating expenses.

A serious example is the hiring of Mr. Robert Whitney to create emergency planning. The work was supposed to be delivered many months ago and it is possibly turning out to be meaningless, just like his boilerplate article on tsunamis in the Friday Village Notes a few weeks ago.

It is time to immediately eliminate this position as we simply can not afford it. We are awaiting on mayor's promise to clarify it.

Administrators continue to promote multiple-family dwellings in the village. To sell and rezone for greater density some areas like a large lot above Brunswick Beach might be appropriate but carelessly plugging duplexes between our

homes is outrageous. In the same vane, selling our parking lots is also misguided.

We believe that Lions Bay does not have a revenue problem; we have a spending problem.

Lions Bay simply needs an Administrator capable of effectively managing the current, adequate, budget. It would likely prove to be most successful to hire a village resident for the position to ensure they represent our village interests.

The inner village connector has been proposed many times before and has some other options to be considered if the subsidy is obtainable.

I and others would be happy to expand. Just as residents. In such a project, residents could provide voluntary/in-kind work.

I wish you a safe holiday season and a successful New Year 2021.

Marek Sredzki

Vancouver, Canada
[REDACTED]

Marek Sredzki

Lions Bay, Canada

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Hello Marek,

Please find attached the information requested regarding the Sewer Treatment Plant.

Thank you.

Pam

Pamela Rooke CPA, CMA

Chief Financial Officer

<image001.jpg>

The Municipality of the Village of Lions Bay. www.lionsbay.ca

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From: Marek Sredzki [REDACTED]
Subject: LB Sewage Plant and municipal issues

Date: September 23, 2020 at 8:55:06 AM PDT

To: councillor.cunliffe@lionsbay.ca, councillor.barmeier@lionsbay.ca,
councillor.bain@lionsbay.ca, councillor.abbott@lionsbay.ca

Cc: Peter DeJong <cao@lionsbay.ca>

RE: LB Sewage Plant and municipal issues

Dear Councillors,

For your consideration and convenience, you can find attached comments and questions addressed during the meeting last night.

We understand that it will take up to one month to collect the necessary evidence.

We are looking forward to the information from LB administration as the first step to a solution to the issue.

Regards

Marek Sredzki

<LB Sep22-2020.docx>

<2 - Response to Mr. Sredzki.pdf>

<3 - Sewer Analysis.pdf>

<4 - 2020 - 2024 Consolidated Budget.pdf>

From: [Peter DeJong](#)
To: [REDACTED]
Cc: [Council](#)
Subject: Lions Bay Emergency Program
Date: Tuesday, December 15, 2020 4:43:47 PM

Hello Mr. Sredzki:

At the strategic planning session I indicated I would provide you with a response in respect of your concerns about the Municipality's spending on Emergency Program matters and the work being performed by our Deputy Emergency Program Coordinator.

As you may or may not know, the Municipality has a number of obligations and responsibilities in respect of Emergency preparedness. With no one in the organization previously dedicated to ensuring we were meeting our obligations, a number of tasks were falling between the cracks and it was important for us to take steps to rectify that situation.

As a result, we hired a part-time (16 hours per week) Deputy Emergency Program Coordinator to bring us up to speed and keep us there. The following is a list of tasks that were identified as needing to be addressed and their current status.

Emergency Management Tasks

Major overhaul of Emergency Plan (Complete)
New Emergency Plan Bylaw (Complete)
Contact Annex Update (Complete)
EOC Annex (Complete)
EOC Volunteer Initiative (In progress)
EOC Equipment Grant (Obtained and in progress)
ESS Annex (Complete)
ESS Director Services Search (Red Cross) (In progress)
ESS Equipment Grant (Obtained and in progress)
Recovery Annex (In progress)
Evacuation Plan Update and Annex (In progress)
Evacuation Planning Grant (In progress)
Pandemic Guideline Annex (In progress)
Community Wildfire Protection Plan Update (In progress – almost complete)
CWPP Grant (Obtained and almost complete)
FireSmart Grants for Education and Critical Infrastructure (In progress)
Disaster Debris Management Plan Updates and Exercises (In progress)
Business Continuity Plan (Not yet commenced)
Training and Exercise Updates (In progress)
LB Alert Updates (Ongoing)
Emergency Communications Annex (Not yet commenced)
Other Hazard Specific Annexes (Not yet commenced)

As you can see, we have made great progress over the past year or so and aim to continue with this important work. In the future, if you have questions about the work we do, or don't do, I would ask that you direct them my way in a civil and respectful manner so that we can engage in constructive dialogue, rather than emailing Council with accusations based on lack of information and understanding. Thank you.

Peter DeJong, BA, LLB, CRM
Chief Administrative Officer

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