

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE SPECIAL MEETING OF COUNCIL**

DATE: Thursday, January 29, 2025

TIME: 11:00 a.m.

PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Fred Talen
Councillor Leo Facio
Councillor Allan Jackson (until 3:45 p.m.)
Councillor Mark Schweinbenz
Councillor Michie Vidal

Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Chief Financial Officer, Scott Schultz
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson

ABSENT:

1. CALL TO ORDER

Mayor Talen called the meeting to order at 11:01 a.m.
Mayor Talen acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

Councillor Facio asked to bring Council Renumeration Policy 1.16 forward as a late item.

Upon further discussion, it was determined that this item can be incorporated into the discussion of agenda item 4(a).

3. APPROVAL OF AGENDA

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
SC-2025-01-09

4. COMMITTEE OF THE WHOLE MEETING – ITEMS FOR DISCUSSION

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT Council resolve itself into a Committee of the Whole.

**CARRIED
UNANIMOUSLY**
SC-2025-01-10

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(a) Presentation of the 2025-2029 Draft Financial Plan

The Chief Financial Officer provided a PowerPoint presentation on the Draft 2025-2029 Financial Plan and highlighted points on general revenue, general expenses, grants, general capital projects, reserves, development cost charges and estimated tax revenues for 2025.

Discussion ensued on the following:

- Village costs for joint capital projects
- Providing municipal water to all residents
- The portion of collected taxes that the Village has control over
- Paid Parking program contributions to the budget
- Fire Department budget and expenses and the new Structure Protection Unit trailer
- Details on larger budgeted expenditures such as a new blower for the Waste Water Treatment Plant
- Forecasting of year over year increases
- The Village's tax increase percentage compared to other municipalities
- Expected increases in tax requisitions from the FVRD and the Province
- Fire Hydrants along McCombs Drive and in front of the Fire Hall
- Council remuneration
- Explanation of the tax rate multiplier

Moved by Mayor Talen

THAT the meeting be recessed for lunch and reconvened at 1:00 p.m.

**CARRIED
UNANIMOUSLY**
COW-2025-01-01

RECESS AT 12:29 PM

RECONVENED AT 1:00 PM

Councillor Facio spoke about Renumeration Policy 1.16.

Discussions continued regarding Council Renumeration Policy 1.16.

Moved by Councillor Facio

THAT staff be directed to draft revisions to Council Renumeration Policy 1.16 and include increases to remuneration, meal and conference allowances, and include a comparison for remuneration for similar sized municipalities

**CARRIED
UNANIMOUSLY**
COW-2025-01-02

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Moved by Councillor Facio

THAT the tax multiplier rate for 2025 be kept the same as in 2024, reflecting a higher rate for business and recreational classes of property.

CARRIED
OPPOSED BY COUNCILLOR SCHWEINBENZ
COW-2025-01-03

Discussions continued around reserves, development cost charges and surplus.

Agenda Items for Discussion 4(b) and 4(c) were switched due to presenter availability.

- (b) Village Lands Master Plan Presentation by Edward Porter, Principal/Senior Urban Designer, Modus

Mr. Porter presented the draft Village Lands Master Plan.

Discussions ensued on the following:

- BC Builds' involvement
- Repurposing current Office Building (McPherson House)
- Utilization of the land including arts and culture, campus style renderings
- History of the lots
- Assisted living/seniors' housing
- Current office working conditions
- Subdividing and selling lots to fund projects
- The importance of public engagement around this project
- Environmental design

Moved by Councillor Facio

THAT an open house be held showcasing the Village Lands Master Plan and providing an opportunity for public feedback.

CARRIED
UNANIMOUSLY
COW-2025-01-04

RECESS AT 2:26 PM

RECONVENE AT 2:45 PM

- (c) Dike Project Update Presentation by Daniel Maldoff, Hydrotechnical Engineer, NHC & Jeff Cutler, Principal, Space2Place

Mr. Maldoff and Mr. Cutler presented on the Dike Upgrade Project.

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Discussions ensued on the following:

- Public engagement
- Whether the dike upgrade is required
- Putting resources towards joint efforts for flood mitigation on the Fraser River in the District of Kent instead
- Consultation with Sts'ailes and Harrison Hot Springs Resort & Spa about the project
- Impact to views of the lake along the waterfront
- Natural ways to guide overflow water
- Insurance costs and the ability to obtain flood insurance
- The data from the 1894 flood vs. the flood of 1948
- How 100 and 500 year flood event projections are calculated
- Permanent vs. non-permanent structure for diking
- Exploring phased development starting with the Waste Water Treatment Plant and Rendall Park
- Restrictions and timing of grant funding

Councillor Jackson left the meeting at 3:45 p.m.

Moved by Mayor Talen

THAT staff be directed to seek public input on the dike upgrade project with respect to view corridors and view lines; and

THAT staff return to Council with recommendations on phasing with priorities being the Waste Water Treatment Plant access road and Rendall Park.

**CARRIED
UNANIMOUSLY**
COW-2025-01-05

Moved by Councillor Vidal

Seconded by Councillor Schweinbenz Schweinbenz

THAT the Committee of the Whole rise and report to Council; and

THAT Council adopt the report of the Committee of the Whole

**CARRIED
UNANIMOUSLY**
SC-2025-01-11

5. QUESTIONS FROM THE PUBLIC

Questions from the public were entertained.

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6. ADJOURNMENT

Moved by Councillor Facio

Seconded by Councillor Schweinbenz

THAT the meeting be adjourned at 4:08 pm.

**CARRIED
UNANIMOUSLY**
SC-2025-01-12



Fred Talen
Mayor



Amanda Graham
Corporate Officer