

**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



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Fred Talen  
Mayor



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Amanda Graham  
Corporate Officer