



# Questionnaire

## 2020 BUDGET AND FINANCIAL PLAN

The Township of Langley is reviewing the Draft 2020 – 2024 Five-Year Financial Plan with emphasis on the 2020 Budget. Your input is valuable. This year you can provide feedback in one of two ways until March 3, 2020.

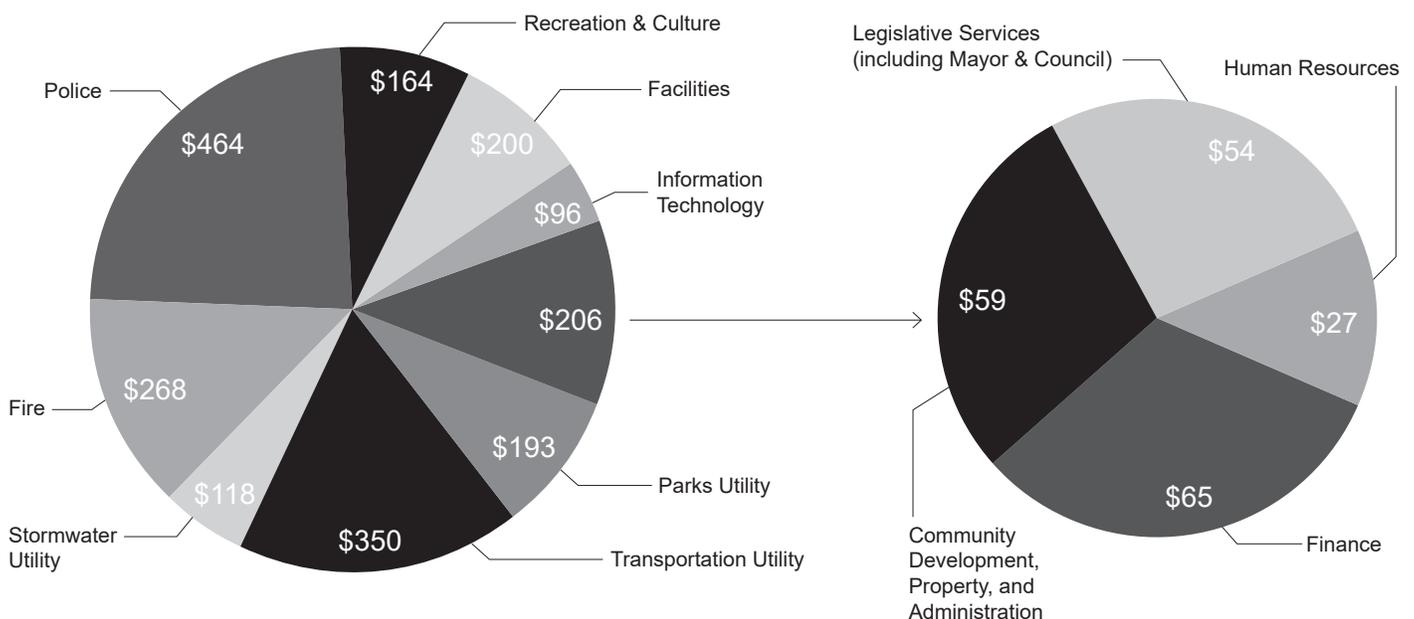
1. Visit [tol.ca/budget](http://tol.ca/budget) and complete the budget questions using the budget simulator tool.
2. Complete this questionnaire. Using any of the following methods, return your completed questionnaire by March 3, 2020, to the attention of Finance Division, Township of Langley:

**Mail:** 20338 – 65 Avenue, Langley, BC V2Y 3J1      **Fax:** 604.533.6130      **Email:** [tolbudget@tol.ca](mailto:tolbudget@tol.ca)

*As part of the 2020 budget public consultation process, the Township of Langley invites you to use the interactive budget simulator to help us understand your priorities and feedback on various civic services. The objective of the simulator is to encourage budget related feedback and help citizens gain a better understanding of the budget.*

*Section A below shows what service and support functions are paid for, in part, through your tax dollars. Water, Sanitary Sewer, and Solid Waste (garbage and green cart) are three functions supported by user fees from households subscribing to the service, as indicated in Section B below.*

### A Services Supported by Property Taxes



## A Services Supported by Property Taxes continued

The Draft 2020 Budget includes a 2.45% base property tax increase.

Included in the base increase is \$1.6 million of increases in programs and contracts and \$0.6 million of operating costs to support new and contributed capital required to maintain existing service levels. To offset the increase, 2020 sees a reduction of \$2.2 million in transfers to capital reserves.

The base increase also includes over \$3 million in tax supported debt servicing related to an important 2020 land acquisition. Included in the land acquisition is land associated with the 212 Connector, from 208 Street to the border of the Williams Neighbourhood Plan. The 'Connector' portion of the land acquisition is related to growth and has been included in the new Development Cost Charge program. Offsetting the debt burden described above is a reimbursement of Road DCCs to fund the 'Connector' land costs.

The year 2020 will be the first time the Township employs a variable percentage tax increase. Property tax revenue raised from property classes other than Light Industry and Business will increase by 2.98% (i.e. Residential). Tax revenue generated from Light Industry and Business will increase by 5.95%.

Below are six budget packages for consideration, with the property tax impact noted beside each item, for a residential property valued at \$1,015,301. If all packages are approved, the resultant annual property tax for each representative house would total \$2,142 (\$2,059 base + \$83 in additional items).

Information for property valued at \$1,015,301	Annual Tax Increase (%)	Annual Tax Increase (\$)	Annual Total (\$)
Base Property Tax Increase	2.45%	\$50	\$2,1092
1. Protective Services	+ 0.59%	\$12	-
2. Infrastructure – Roads	+ 0.04%	\$1	-
3. Infrastructure – Facilities	+ 0.19%	\$4	-
4. Infrastructure – Parks	+ 0.19%	\$4	-
5. Infrastructure – Stormwater	+ 0.19%	\$4	-
6. Asset Maintenance	+ 0.37%	\$8	-

## B Services Supported by User Pay Fees

Amounts per household using Township services	Annual Fee Increase (%)	Annual Fee Increase (\$)	Annual Total (\$)
Water Service	+ 4.91%	\$26.13	\$558.22
Sewer Service	+ 1.09%	\$5.25	\$487.28
Solid Waste Service	0.00%	\$0.00	\$330.00

In reference to the information provided in sections A and B, please complete the questions (pages 3-10) within the following four categories:

### 1 Services Supported by Property Taxes – Proposed Property Tax Increase

This section asks if you would support or not support the proposed core property tax increase and tax increases for each of the six decision items listed above in Section A.



## 2 Services Supported by User Pay Fees and Proposed User Fee Increases

This section asks if you would support or not support the proposed user fee increases for the three user pay service functions.

## 3 Top of Mind Issues

This section asks for your input on important issues facing your community.

Note: All feedback will be summarized and provided to Township Mayor and Council as part of the overall public input received during the budget process. We appreciate your interest in engaging in this annual budget consultation process and we value your contributions.

## 1 Services Supported by Property Taxes – Proposed Property Tax Increases

<b>Property Taxes</b>	Thinking about all the programs and services you receive from the Township of Langley, what overall value do you feel you receive for your tax dollars?
<input type="checkbox"/> Very good value <input type="checkbox"/> Fairly good value <input type="checkbox"/> Fairly poor value <input type="checkbox"/> Very poor value <input type="checkbox"/> No opinion	

<b>Universal Services</b>  Proposed base property tax increase for 2020 is 2.45%.  The increase for a residential property assessed at \$1,015,301:  Annual = \$50.55 Monthly = \$4.21	Universal Services include Parks Utility, Transportation Utility, Stormwater Utility, and General (which includes Fire, Police, Facilities, Recreation and Culture, and General Government).  The 2020 proposed base property tax increase of 2.45% will provide funding for non-discretionary expenditure increases for salaries and wages, RCMP contracts, utility contracts, service and maintenance contracts, debt servicing and other operating costs.
Indicate your support for the proposed base property tax increase. <input type="checkbox"/> Strongly support <input type="checkbox"/> Support <input type="checkbox"/> Neutral <input type="checkbox"/> Oppose <input type="checkbox"/> Strongly oppose <input type="checkbox"/> No opinion	

<b>Protective Services includes:</b>  <ul style="list-style-type: none"> <li>• <b>RCMP</b>  <b>2 Members</b>  <b>Starting October 1</b>            +0.33% in 2020            +0.98% in 2021</li> <li>• <b>Transfer to RCMP Reserve</b>            +0.16% in 2020</li> <li>• <b>Bylaw Officers</b>  <b>Starting April 1</b>            +0.10% in 2020            +0.03% in 2021</li> </ul> The increase for a residential property assessed at \$1,015,301:  Annual = \$12.11 Monthly = \$1.01	<p>Council is considering adding ten new RCMP members starting October 1, 2020, at a prorated cost of \$438,720, a 2020 property tax increase of 0.33%. In 2021, a further nine months will be added at an additional 0.98%.</p> <p>There is an ongoing demand for regular members in the Township of Langley due to population growth. If increases in police strength do not keep pace with the increase in population, response time to calls could be impacted and caseload per officer increased. An increase in caseload ultimately results in less time on the road and a possible increase in costly overtime.</p> <p>Council is considering adding \$211,280 to the RCMP Reserve which is a 2020 property tax increase of 0.16%. When added to the \$438,720 above, this additional amount will provide a \$650,000 funding envelope. By creating a funding envelope which includes a transfer to a reserve, the reserve can be used in future years to smooth out peaks and valleys associated with hiring a different number of members year-to-year.</p> <p>Council is also considering adding two Bylaw Officers starting April 1 at a property tax increase of 0.10%. Bylaw Enforcement Officers enforce various bylaws in respect to a wide range of municipal regulations, including, but not limited to, the following:</p>
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- Unsightly premises (garbage, graffiti, wrecked vehicles, yard maintenance)
- Parking
- Commercial vehicles
- Secondary suites
- Signs
- Homeless encampments
- Noise
- Zoning
- Unauthorized businesses or uses of property
- Building without a permit
- Abandoned properties
- Tree cutting without a permit
- Illegal dumping

Hours of operation are seven days a week, between the hours of 6:30am and 9:00pm. At times coverage is low or at zero. The two proposed positions will increase coverage and the level of service. Compared to the municipalities below, the Township of Langley has the lowest number of bylaw officers.

Municipality	Bylaw Officers	Population	Ratio of Officer to Population
Langley Township	6	127,290	1 : 21,215
Abbotsford	9	151,923	1 : 16,880
Surrey	47	567,690	1 : 12,078
Delta	15	110,848	1 : 7,389
Maple Ridge	7.5	88,626	1 : 11,816
Coquitlam	12	149,490	1 : 12,457

To fund these additional positions would help to alleviate public and officer safety concerns.

Indicate your support for the proposed base property tax increase.

- Strongly support    
  Support    
  Neutral    
  Oppose    
  Strongly oppose    
  No opinion

<p><b>Transportation Infrastructure capital funding</b></p> <p>The increase for a residential property assessed at \$1,015,301:</p> <p>Annual = \$0.77 Monthly = \$0.06</p>	<p>Council is considering increasing the annual funding envelope for Transportation Infrastructure capital projects by net \$50,000 (increase of \$250,000 and decrease in the base funded climate project of \$200,000) with a corresponding property tax increase of 0.04%.</p> <p>For 2020, Transportation has an operating contribution to capital funding envelope of \$2,323,083. This funds both the construction of new infrastructure and the replacement of aging or failing assets. Historically, the Township funded approximately \$4 million of transportation infrastructure annually from operating contribution to capital supplemented by \$4 million from DCCs and grants. In the past 10 years, because of a decrease in the annual operating transfer to fund capital envelope, infrastructure projects have required additional funding from reserves and borrowing, which is unsustainable. Approximately \$8 million per year is required to adequately maintain existing infrastructure and to construct new infrastructure to meet growing community needs. Not providing adequate funding may result in challenges in replacing deteriorating and failing infrastructure and not meeting the needs of the community.</p>
<p>Indicate your support for the proposed base property tax increase.</p> <p><input type="checkbox"/> Strongly support    <input type="checkbox"/> Support    <input type="checkbox"/> Neutral    <input type="checkbox"/> Oppose    <input type="checkbox"/> Strongly oppose    <input type="checkbox"/> No opinion</p>	

<p><b>Facility Infrastructure capital funding</b></p> <p>The increase for a residential property assessed at \$1,015,301:</p> <p>Annual = \$3.85 Monthly = \$0.32</p>	<p>Council is considering increasing the annual funding envelope for Facility Infrastructure capital projects by \$250,000 with a corresponding property tax increase of 0.19%.</p> <p>Over the past few years, the responsibility for facility maintenance and capital renewal has been centralized within the Engineering Division. This includes recreation/community centres, fire halls, policing, Operations Centre, Civic Facility, Langley Events Centre, Aldergrove Credit Union Community Centre, utility buildings, parks facilities, rental properties, libraries, etc. Recent condition assessments have revealed that many of the facilities have critical elements that have passed their useful service life and are in need of significant capital investment.</p> <p>As part of the current year capital budget process, over \$8 million of renewal and replacement work has been identified to be undertaken in 2020. Without increased funding to capital to specifically address these needs, there is potential for the breakdown and failure of critical building components. This could result in facility closures, inability to address safety issues, and increased maintenance costs to deal with ongoing issues.</p>
<p>Indicate your support for the proposed base property tax increase.</p> <p><input type="checkbox"/> Strongly support    <input type="checkbox"/> Support    <input type="checkbox"/> Neutral    <input type="checkbox"/> Oppose    <input type="checkbox"/> Strongly oppose    <input type="checkbox"/> No opinion</p>	

<p><b>Parks Infrastructure capital funding</b></p> <p>The increase for a residential property assessed at \$1,015,301:</p> <p>Annual = \$3.85 Monthly = \$0.32</p>	<p>Council is considering increasing the annual funding envelope for Parks Infrastructure capital projects by \$250,000 with a corresponding property tax increase of 0.19%.</p> <p>When the Parks Utility capital funding envelope was originally established an average annual expenditure level was calculated for past Parks Capital Expenditures excluding the historical costs of major playing field projects, major building projects, and major parking lot construction projects. These expenditures are not accommodated in the current Parks Utility Capital envelope. To accommodate those regular expenditures to build new parks and replace existing infrastructure, an increase to the Parks Utility is required. This is in addition to the Park DCC Development program that can only be used to fund fencing, landscaping, drainage, irrigation, trails, and restrooms, changing rooms, playground equipment, and playing field equipment. According to provincial regulations, the Park DCC program cannot fund tennis courts, parking – gravel, asphalt, concrete, spray pools, skateboard parks (concrete or asphalt), dirt bicycle parks, sports equipment storage buildings, baseball backstops, lighting systems, bleachers, or fieldhouses. The latter items must be funded from Operating Revenue.</p> <p>Increases are required to accommodate population growth and current infrastructure replacements. Not providing adequate funding results in park development being delayed and therefore not meeting the needs of new residents moving into new neighbourhood and community developments.</p>
<p>Indicate your support for the proposed base property tax increase.</p> <p> <input type="checkbox"/> Strongly support                     <input type="checkbox"/> Support                     <input type="checkbox"/> Neutral                     <input type="checkbox"/> Oppose                     <input type="checkbox"/> Strongly oppose                     <input type="checkbox"/> No opinion             </p>	

<p><b>Stormwater Infrastructure capital funding</b></p> <p>The increase for a residential property assessed at \$1,015,301:</p> <p>Annual = \$3.85 Monthly = \$0.32</p>	<p>Council is considering increasing the annual funding envelope for Stormwater Infrastructure capital projects by \$250,000 with a corresponding property tax increase of 0.19%.</p> <p>Stormwater has an operating contribution to capital funding envelope of \$1,878,121. Non-DCC Funding requests for 2020 total over \$10 million, including an annual contribution to the dyking fund to provide much needed improvements for the North Langley and Salmon River dyking systems. Pursuant to a recent storm water assessment study, staff have identified many ageing culverts past their useful life needing replacement. There are some culverts that are already showing signs of failure and need to be replaced as soon as possible.</p> <p>Without additional funding available to replace and rehabilitate these existing deficient culverts, many of which are running underneath the roadway system, there will eventually be failures leading to expensive repairs, safety issues, and impacts to the public.</p>
<p>Indicate your support for the proposed base property tax increase.</p> <p> <input type="checkbox"/> Strongly support                     <input type="checkbox"/> Support                     <input type="checkbox"/> Neutral                     <input type="checkbox"/> Oppose                     <input type="checkbox"/> Strongly oppose                     <input type="checkbox"/> No opinion             </p>	

<p><b>Asset Maintenance</b></p> <p>The increase for a residential property assessed at \$1,015,301:</p> <ul style="list-style-type: none"> <li>• <b>Road Paving</b></li> </ul> <p>Annual = \$4.62 Monthly = \$0.38</p> <ul style="list-style-type: none"> <li>• <b>Transfer to the Capital Infrastructure Renewal and Replacement Reserve</b></li> </ul> <p>Annual = \$3.08 Monthly = \$0.25</p>	<p>Council is considering increasing the annual funding envelope for Asset Maintenance by \$500,000 with a corresponding property tax increase of 0.37%.</p> <p>The industry standard is to use the Average Cracked Area (ACA) to determine pavement condition ratings. Based on the assessment completed in 2015 for arterial and collector roads, the request to increase the base in 2020 will bring the funding envelope closer to the \$4.5 million per year that was calculated in 2015 to ensure the pavement condition ratings for our arterial and collector roads are maintained. Prior to this addition, the paving program was at \$2.7 million per year, which excludes MRN and local roads.</p> <p>The Pavement Management Software prioritizes which road sections are in the worst condition and determines the type of treatment which we then evaluate against available funding levels to determine the annual paving contract.</p> <p>Historically, the Township’s capital reserves have not been sufficient to provide for long-term capital asset renewal or replacement. Re-establishing a capital renewal reserve will improve the Township’s ability to deliver adequate service levels for our residents now and in the future. Maintaining a healthy reserve balance is an important strategy for reducing reliance on debt for capital renewal projects as well as ensuring adequate life cycle replacement of assets.</p> <p>Timely renewal and replacement of Township assets avoids emergency repairs and unplanned maintenance that can be significantly more expensive.</p>
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Indicate your support for the proposed base property tax increase.

- Strongly support    
 Support    
 Neutral    
 Oppose    
 Strongly oppose    
 No opinion

<p><b>WATER UTILITY</b></p> <p>The increase for a residential property subscribing to the service:</p> <p>Annual = \$26.13 Monthly = \$2.18</p>	<p>The Township of Langley’s water infrastructure includes over 535 km of water main, 2,800 fire hydrants, 21,000 service connections, 10 reservoirs, 19 wells, 35 pump stations, and a major water treatment facility. The Engineering Division is responsible for safe and efficient supply, distribution, and delivery of clean potable water to the community.</p> <p>The 2020 proposed property user fee increase of 4.91% will provide funding for non-discretionary expenditure increases for salaries and wages, utility contracts, service and maintenance contracts, debt repayment, and operating costs for water infrastructure.</p>
<p>Please indicate the water system you use on your property.</p>	<p>_____ Township Water System</p> <p>_____ Private Well System</p>
<p>Indicate your support for the proposed utility user fee increase.</p> <p><input type="checkbox"/> Strongly support    <input type="checkbox"/> Support    <input type="checkbox"/> Neutral    <input type="checkbox"/> Oppose    <input type="checkbox"/> Strongly oppose    <input type="checkbox"/> No opinion</p>	

<p><b>SEWER UTILITY</b></p> <p>The increase for a residential property subscribing to the service:</p> <p>Annual = \$5.25 Monthly = \$0.44</p>	<p>The Engineering Division is responsible for ensuring the efficient operation of the municipal sanitary sewerage system. This includes the collection and conveyance of discharge from homes and businesses to the regional facilities for treatment. The Township’s municipal sanitary sewerage system consists of over 343 km of sewer pipes, over 15,000 service connections, and 31 pump stations.</p> <p>The 2020 proposed property user fee increase of 1.09% will provide funding for non-discretionary expenditure increases for salaries and wages, utility contracts, service and maintenance contracts, debt repayment, and operating costs for the sewer infrastructure.</p>
<p>Please indicate the water system you use on your property.</p>	<p>_____ Township Sewer System</p> <p>_____ Private Septic System</p>
<p>Indicate your support for the proposed utility user fee increase.</p> <p><input type="checkbox"/> Strongly support    <input type="checkbox"/> Support    <input type="checkbox"/> Neutral    <input type="checkbox"/> Oppose    <input type="checkbox"/> Strongly oppose    <input type="checkbox"/> No opinion</p>	

<p><b>SOLID WASTE UTILITY (Garbage/Green Cart Collection)</b></p> <p>The increase for a residential property subscribing to the service:</p> <p>Annual = \$0.00 Monthly = \$0.00</p>	<p>The Solid Waste section of Engineering is responsible for collection services related to garbage, yard trimmings, recyclables, and managing an annual hazardous waste collection program, which includes sustainable community initiatives aimed at public education, intended to encourage reduction of waste volumes and thereby reducing the impact to the environment.</p> <p>The Solid Waste Utility (garbage/green cart collection) includes household base rates and cart rates (based on size).</p> <ul style="list-style-type: none"> <li>• A representative single family pays \$330 annually.</li> <li>• A multi-family pays \$250 annually.</li> </ul> <p>A status quo budget is being recommended for the utility, with no rate changes for 2020.</p>
<p>Please indicate the water system you use on your property.</p>	<p>_____ Township Solid Waste System</p> <p>_____ Private Solid Waste System</p>
<p>Indicate your support for the proposed user fee increase.</p> <p> <input type="checkbox"/> Strongly support                <input type="checkbox"/> Support                <input type="checkbox"/> Neutral                <input type="checkbox"/> Oppose                <input type="checkbox"/> Strongly oppose                <input type="checkbox"/> No opinion         </p>	

<p>Top of Mind Issues</p>	<p>In your view, as a resident of the Township of Langley, what are the three most important issues facing your community that you feel should receive the greatest attention from your local leaders?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Affordable Housing</li> <li><input type="checkbox"/> Crime</li> <li><input type="checkbox"/> Economy</li> <li><input type="checkbox"/> Environment / Climate</li> <li><input type="checkbox"/> Growth</li> <li><input type="checkbox"/> Municipal Government services</li> <li><input type="checkbox"/> Municipal Government spending</li> <li><input type="checkbox"/> Parks</li> <li><input type="checkbox"/> Social</li> <li><input type="checkbox"/> Taxation</li> <li><input type="checkbox"/> Transportation</li> <li><input type="checkbox"/> Recreation, and Cultural Facilities</li> <li><input type="checkbox"/> Other: _____</li> <li><input type="checkbox"/> None</li> <li><input type="checkbox"/> No opinion</li> </ul>
<p>Other Comments</p>	

**Required Information**

Name: \_\_\_\_\_

Phone/Email (optional): \_\_\_\_\_

Address: \_\_\_\_\_ Postal code: \_\_\_\_\_

*The Township of Langley appreciates your input. Thank you for providing your comments.*

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Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 fo@tol.ca 604.532.7396