

Special Meeting Minutes of Council April 13, 2026

Special Meeting Minutes of the City of Castlegar Council held in Council Chambers at the Community Forum, 445 13th Avenue, Castlegar, B.C. and via Zoom live meeting, commenced at 5:00 p.m.

Members Present	Mayor Maria McFaddin Councillor Darcy Bell Councillor Brian Bogle Councillor Sandy Bojechko Councillor Shirley Falstead Councillor Sue Heaton-Sherstobitoff Councillor Cheryl MacLeod
Absent	Nil
Staff Present	Chris Barlow, Chief Administrative Officer Steffan Klassen, Director of Finance & Technology Nicole Brown, Manager of Legislative Services Meeri Durand, Director of Community Safety and Development Ryan Nidderly, Manager of Engineering and Infrastructure
Other	Public and Media

1 CALL TO ORDER: Mayor McFaddin called the meeting to order at 5:00 p.m.

2 ADOPTION OF AGENDA:

5009-26

Moved and seconded, and
RESOLVED:

THAT the agenda for the Special Council Meeting of April 13, 2026, be adopted as amended by adding 6.a resolution to waive the required public notice and convene into a closed meeting.

CARRIED.

3 FINANCE AND CORPORATE SERVICES

City of Castlegar Setting of 2026 Tax Rate Classes Presentation – The Chief Administrative Officer and Director of Finance & Technology provided a presentation on tax classification and mills rates.

- City of Castlegar has six tax classes residential 40.7%, utilities 4%, major industry 29.4%, light industry 1.3%, business 24.6% and recreation 0%.
- Definition of Mill Rates total and how they are established: *"A mill rate is the amount of tax payable per dollar of a property's assessed value, used by local governments to calculate property taxes"*
- A breakdown of the percentage of overall taxes.
- Review of comparisons of other West Kootenay Municipalities and how Castlegar compares.
- Review of ration of business to residential Mill Rates.
- Questions for Council: do you want to lower business tax rates and shift to residential? If yes, what rate for business, how many years to adjust over to achieve target, when would they like to start.

S010-26

Moved and seconded, and
RESOLVED:

THAT Council establish a long-term taxation objective to achieve a target mill rate ratio of 3:1 between the residential (Class 1) and commercial/business (Class 6) tax classes;

AND FURTHER;

THAT Council direct that this target ratio be achieved gradually over a period of 7 years, with the first incremental adjustment to occur in the 2027 taxation year;

AND FURTHER;

THAT Council adopt a taxation policy objective that the Major Industry (Class 4) tax class contribute no more than 30 percent of the overall municipal portion of property tax revenue;

AND FURTHER:

THAT Council direct that the above taxation objectives be reviewed annually as part of the municipal tax rate setting process, and may be adjusted by Council resolution based on assessment changes, economic conditions, or other relevant factors;

AND FURTHER;

THAT staff be directed to implement these objectives through future annual tax rate proposals and to bring forward the necessary tax rates bylaws for Council consideration.

CARRIED.

OPPOSED: Councillor Falstead

4 BYLAWS FOR CONSIDERATION:

Storm Water Management Parcel Tax Bylaw No. 1453 – Adoption (Report No. 26-28)

A Bylaw to establish and impose an annual Parcel Tax to fund Storm Water Management Service.

S011-26

Moved and seconded, and
RESOLVED:

THAT Storm Water Management Parcel Tax Bylaw No. 1453 be adopted.

CARRIED.

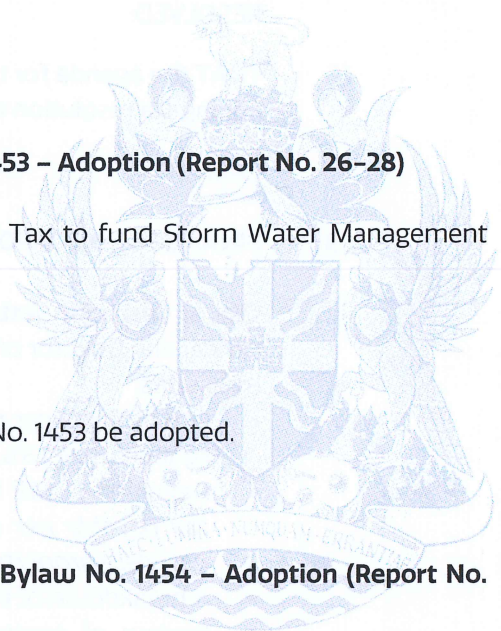
Storm Water Management Parcel Tax Exemption Bylaw No. 1454 – Adoption (Report No. 26-28)

A Bylaw to provide an exemption from storm water management parcel taxes.

S012-26

Moved and seconded, and
RESOLVED:

THAT Storm Water Management Parcel Tax Exemption Bylaw No. 1454 be adopted.



CARRIED.

5 QUESTION PERIOD: Nil

6 NEXT MEETING(S):

April 20, 2026, at 3:00 p.m. for Committee of the Whole Meeting followed by the Regular Council Meeting at 7:00 p.m., held in Council Chambers at the Community Forum, 445 13th Avenue, Castlegar, B.C. and via Zoom live meeting.

7 Resolution to Resolve into Closed Meeting.

S013-26

Moved and seconded, and
RESOLVED:

THAT Council unanimously agree to waive the required notice of Special In-Camera Council Meeting requirements as per *Community Charter* – Notice of Council Meetings section 127(4) and immediately convene into the closed meeting.

CARRIED.

8 ADJOURNMENT:

S014-26

Moved and seconded, and
RESOLVED: THAT the Special meeting be adjourned.

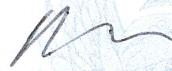
CARRIED.

The Special Meeting was adjourned at 6:31 p.m.

CERTIFIED CORRECT:



Nicole Brown
Manager of Legislative Services



Maria McFaddin
Mayor

