SPECIAL MEETING OF TOWNSHIP COUNCIL MINUTES

Wednesday, November 4, 2026 at 11:00am
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor J. Lundgren

Councillors L. Chalus, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, T. Townsley, and B. Whitmarsh

C. Kooner, S. Ruff, W. Bauer, K. Stepto, and J. Winslade

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Lundgren acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Special Council Meeting – November 4, 2026

Moved by Councillor Kunst,
Seconded by Councillor Martens,
That Council adopt the agenda and receive the agenda items of the Special Council meeting held November 4, 2026.
CARRIED

B. ADOPTION OF MINUTES

1. Special Council Meeting – August 19, 2026

Moved by Councillor Whitmarsh,
Seconded by Councillor Martens,
That Council adopt the minutes of the Special Council meeting held August 19, 2026.
CARRIED

C. ITEMS FOR DISCUSSION

1. Forensic Audit

Moved by Councillor Richter,
Seconded by Councillor Kunst,
Whereas:

1. Counting borrowing in place, in progress and approved, Langley Township taxpayers now carry up to nearly $800M of municipal debt, more than any other municipality in British Columbia, or about $14,500 for every household;
2. $177 million of that borrowing was taken on through a Township-owned housing society, the Township of Langley Housing Trust, without the approval of electors that the Community Charter requires for Township borrowing;
3. Property taxes rose 22 per cent over the last term, and the Township's current five-year financial plan carries a further 22.8 per cent increase in 2027;
4. In the 2026 election the people of Langley Township voted for a Council that promised to open the Township's books, order a full forensic audit of Township finances in its first 100 days, and publish what it finds;
5. The Township's residents are entitled to know whether the Township's land transactions, capital projects, agreements and contracts were lawful, delivered value for money, and were approved in the manner the law requires;
6. The audit must begin at once if it is to report within 100 days, and the Township's purchasing policy allows Council to authorize an expedited procurement where delay would prejudice the Township's interests.

Therefore be it resolved that Council:

a) Direct the staff to engage, on an expedited basis and notwithstanding the ordinary timelines of the Township's Purchasing Policy and the procurement of consultants thereunder, an independent forensic audit team reporting directly to Council, and authorize the staff to select and appoint the members of that team, which shall include at a minimum a chartered professional accountant with forensic audit experience, an experienced investigator, and such legal, engineering, real estate or other specialists as the audit requires;

b) Set the scope of the audit to include, for the period November 7, 2022, to the present, the finances, borrowing, reserves and internal borrowing of the Township of Langley and of the Township of Langley Housing Trust and every other body owned or controlled by the Township; all land acquisitions, dispositions, leases, exchanges and option agreements; all capital projects, including their approved budgets, change orders, actual costs and funding

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sources; and all agreements, contracts, grants, requests for proposals, request for qualifications and requests for expressions of interest and indemnities entered into by or on behalf of the Township, for legality, value for money, compliance with the Community Charter and Township bylaws and policies, and any other irregularity;

c) Direct that the audit team report its findings in writing to Council as soon as practical;

d) Fund the audit first from the remaining balance of the Mayor's Contingency Fund, then from the Council Contingency, then from prior-year surplus, and direct the Director of Finance to bring forward any amendment to the 2026–2030 Financial Plan Bylaw required to give effect to this resolution, with the Mayor's Contingency Fund to be abolished in the 2027–2031 Financial Plan;

e) Direct all Township officers and employees, and request the directors and officers of the Township of Langley Housing Trust, to give the audit team full and prompt access to all records, systems, premises and personnel, and direct the staff to ensure that no record within the audit's scope is destroyed or altered while the audit is under way;

f) Establish a Council Standing Audit Committee, composed of the Mayor and such Councillors as Council appoints, to meet at least monthly and, until the audit is complete, as often as the Chair determines, with terms of reference to:

   i. serve as Council's liaison to the audit team;
   ii. review the Township's financial plan, borrowing, reserves and capital program;
   iii. receive the staff status report directed in item g); and
   iv. make recommendations to Council and direct the Township Clerk to bring forward draft terms of reference for adoption at the next regular meeting.

g) Direct staff to report to the Council Audit Committee and to Council within 45 days on the status of every Township capital project under way or approved, including the approved budget, costs to date, forecast cost to complete, schedule, and the funding source for every dollar, so that Council can complete the projects already under way with a funding plan residents can see.

C. ITEMS FOR DISCUSSION

REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That the item be referred to staff for a presentation from a Forensic Auditor to explain what a forensic audit entails.
DEFEATED

Mayor Lundgren and Councillors Chalus, Kunst, Martens, Townsley, Richter and Whitmarsh opposed

MOTION TO DIVIDE
Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That the motion be divided.
DEFEATED

Mayor Lundgren and Councillors Chalus, Kunst, Martens, Richter, Townsley and Whitmash opposed

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

Councillors Ferguson and Pratt opposed

2. Inventory of Procedural Change

Moved by Councillor Townsley,
Seconded by Councillor Chalus,

Whereas:

1. The people of Langley Township voted on October 17, 2026, for a change in how the Township of Langley is run, and Council has committed to consult the public before major decisions, to guarantee that residents who come to this chamber get their turn, to hold closed meetings only when the law requires, and to post every major decision and what it costs in plain language;
2. The rules that govern how Council meets, how the public is heard, how decisions are made and recorded, and what powers rest with the Mayor, with Council, and with staff are set out in the Township's Council Procedure Bylaw, its governance and administrative policies, and related regulations, and those instruments were amended a number of times during the 2022–2026 term;
3. Council cannot restore public confidence in those rules without first knowing exactly what was changed, when, by whose motion, on what vote, and with what effect on the powers of the Mayor, of

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Council as a whole, and of the Chief Administrative Officer and staff;

4. Council has committed to a Council Procedure Bylaw amendment within 90 days and to new policies on public engagement, closed meetings, legal spending and indemnification, and an accurate inventory is the first step in each.

Therefore be it resolved that Council:

a) Direct staff to report to Council within 60 days with a complete list of every bylaw, policy, regulation, delegation, terms of reference and standing resolution of a procedural, governance or administrative nature that was adopted, amended, repealed or replaced between December 1, 2022, and the date of this resolution, including without limitation:
    - the Council Procedure Bylaw;
    - the Officers and Delegation bylaws;
    - the Council Remuneration and Expenses policies;
    - the Indemnification Bylaw;
    - the Code of Conduct;
    - the Public Hearing and delegation rules;
    - the Advisory Committee and Task Force terms of reference;
    - the Mayor’s Contingency Fund and Council Contingency policies;
    - the Purchasing Policy;
    - the Communications and Social Media policies;
    - land acquisitions and disposals;
    - labour relations;
    - the Records and Freedom of Information procedures; and
    - any resolution altering the duties of the Chief Administrative Officer or Mayor.

b) Direct that the list identifies, for each item:
    - the instrument and section changed;
    - the date of each reading and adoption;
    - the mover and seconder;
    - the recorded vote;
    - the staff report or other source that recommended the change; and
    - a plain-language summary of what the change did.

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c) Direct that the report flag separately every change that added to, removed from, or transferred a power, duty or spending authority of the Mayor, of Council, of a committee of Council, or of the Chief Administrative Officer, including authority over agendas, delegations, speaking time, closed meetings, committee appointments, signing authority, contingency funds, legal services, communications and staff direction, with the text of the provision before and after the change;

d) Direct that the report includes any policy, practice or delegation adopted by the Chief Administrative Officer or a Director under delegated authority during the same period that affects public access to Council, Council's access to information, or the handling of correspondence to Mayor and Council;

e) Direct staff to publish the report on the Township website when it is placed on a Council agenda, and to bring forward with it a schedule for Council's review of the Council Procedure Bylaw within 90 days.

AMENDMENT
Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That paragraph A be changed from 60 days to 120 days.
DEFEATED

Mayor Lundgren and Councillors Chalus, Kunst, Martens, Richter, and Townsley opposed

DEFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That the motion be deferred to the November 16, 2026 Regular Council Meeting.
DEFEATED

Mayor Lundgren and Councillors Chalus, Kunst, Martens, Richter, Townsley, and Whitmarsh opposed

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

D. MOTION TO RESOLVE INTO SPECIAL CLOSED SESSION

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Council now resolve into a Special Closed Session for discussion of the following items, in accordance with and as identified under Section 90 of the *Community Charter*:

Item A.1 - Section 90(1) (n) Consideration
Item C.1 - Section 90(1) (a) Personnel
Item C.2 - Section 90(1) (a) Personnel
Item C.3 - Section 90(1) (a) Personnel
Item C.4 - Section 90(1) (a) Personnel
Item C.5 - Section 90(1) (g) Legal
CARRIED

E. ADJOURNMENT TO CLOSED SESSION

Moved by Councillor Townsley,
Seconded by Councillor Chalus,
That the Special Council meeting adjourn to the Closed Session at 12:07pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk