

**NOTES OF THE CITY OF LEDUC
COMMITTEE-OF-THE-WHOLE MEETING**

Monday, March 11, 2019

Present: Mayor B. Young, Councillor B. Beckett, Councillor G. Finstad,
Councillor B. Hamilton, Councillor T. Lazowski, Councillor L. Tillack
Absent: Councillor L. Hansen
Also Present: P. Benedetto, City Manager, S. Davis, City Clerk

1. CALL TO ORDER

Mayor B. Young called the meeting to order at 5 pm.

2. APPROVAL OF AGENDA

MOVED by Councillor L. Tillack

That the Committee approve the agenda with the following addition:

9. INFORMATION ITEMS

9.1 News Release

Motion Carried Unanimously

3. ADOPTION OF PREVIOUS NOTES

**3.1 Approval of Notes of the Committee-of-the-Whole Meeting held Monday,
February 25, 2019**

MOVED by Councillor B. Beckett

That the notes of the Committee-of-the-Whole meeting held on Monday,
February 25, 2019, be approved as presented.

Motion Carried Unanimously

4. DELEGATIONS & PRESENTATIONS

There were no delegations or presentations.

5. BUSINESS ARISING FROM PRESENTATIONS

6. IN-CAMERA ITEMS

MOVED by Councillor G. Finstad

That Committee move In-Camera at 5:50 pm.

Motion Carried Unanimously

6.1 Airport Vicinity Protection Area ("AVPA") Solutions Strategy Update

FOIP s. 16, 21, 24 & 25

The Committee move In-Public at 6:15 pm.

7. RISE AND REPORT FROM IN-CAMERA ITEMS

7.1 Airport Vicinity Protection Area ("AVPA") Solutions Strategy Update

FOIP s. 16, 21, 24 & 25

Also in attendance:

Committee Members

Executive Team

K. Woitt, Director, Planning & Development

C. Labrecque, Manager, Long Range Planning

S. Losier, Manager, Current Planning

N. Booth, Manager, Communications & Marketing Services

S. Davis, City Clerk

K. Woitt, B. Loewen, C. Labrecque and S. Losier made a PowerPoint presentation (Attached).

K. Woitt, B. Loewen, P. Benedetto, City Manager, M. Pieters, General Manager, Infrastructure and Planning, and Mayor B. Young answered the Committee's questions.

8. REPORTS FROM COMMITTEE & ADMINISTRATION

8.1 2019 Assessment & Growth Review

T. Birtles and B. Lutz, Assessors, Accurate Assessment Group Ltd., J. Cannon, Director, Finance and G. Damo, Manager, Revenue Services, made a PowerPoint presentation (Attached).

Maps were posted for review by Committee members, which outlined the areas of the City of Leduc that may be affected by assessment reviews in 2019.

T. Birtles, B. Lutz, J. Cannon and G. Damo answered the Committee's questions.

8.2 Christmas Party / Awards Event Update

D. Melvie, General Manager, Community and Protective Services, I. Sasyniuk, General Manager, Corporate Services, and P. Benedetto, City Manager, made a presentation recommending Option B - Awards Event and Separate Holiday Mixer, and answered the Committee's questions.

9. INFORMATION ITEMS

9.1 News Release

N. Booth, Manager, Communications & Marketing Services, provided a News Release relative to the Leduc Golf and Country Club ("Golf Course") (Attached) and made a presentation to Committee.

Amendments will be made to paragraph three prior to release of the News Release to the public in order to clarify that the City of Leduc will not be operating the Golf Course.

10. ADJOURNMENT

The meeting adjourned at 6:23 pm.

“Original Signed”

B. YOUNG, Mayor

“Original Signed”

S. DAVIS, City Clerk

ADOPTION OF PREVIOUS NOTES

Notes of the Committee-of-the-Whole Meeting
– March 11, 2018

- *7.1 Airport Vicinity Protection Area
("AVPA") Solutions Strategy Update
(Attachment Removed Pursuant to Sections 16, 21, 24 &
25 of the FOIP Act)

2019 Assessment & Growth Review

Presented by:
Jennifer Cannon, Director, Finance
Gino Damo, Manager, Revenue Services



Forecasting Growth

Growth

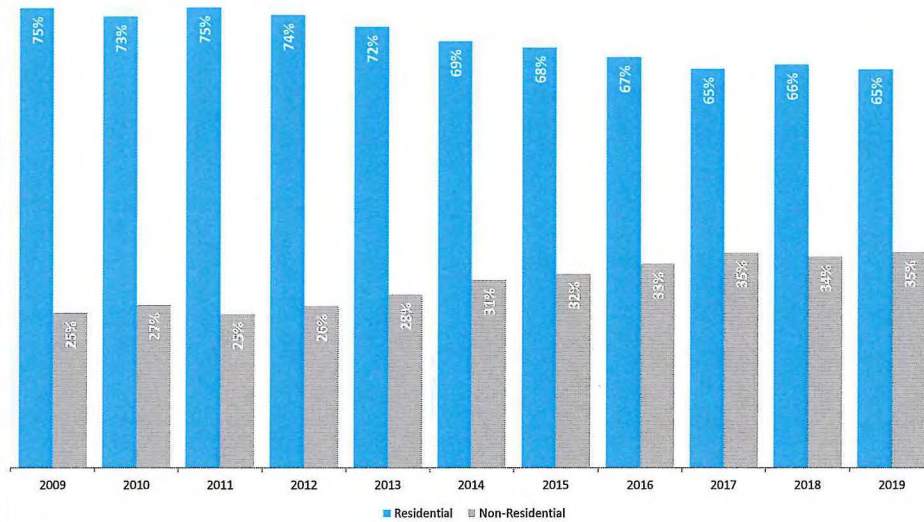
*"New" tax assessment resulting in increased tax revenues.
i.e. New Construction*

Inputs for Growth

- Offsite Levies
- Permit Revenue



How does this align to our Goal of 60/40?



Next Steps



- Committee-of-Whole meeting March 25, 2019
-Mill Rate Discussion



- 1st Reading of Mill Rate Bylaw April 8, 2019



- 2nd and 3rd Reading of Mill Rate Bylaw April 29, 2019



- Assessors Open House
-1 pm to 7 pm
-Lede Rooms A & B

Questions from Committee of the Whole February 25, 2019

Question #1

Is the methodology the same for the City of Leduc as other midsize cities?

Answer

Generally speaking, yes, but there are several different pieces to the assessment puzzle where different methodology applies to different property types. We apply industry best practise wherever possible.

Question #2

The City of Edmonton expects a decrease in single family housing assessment however the City of Leduc assessment is showing a 3% increase. Why is this?

Answer

The residential assessment base in the City of Leduc has dropped by 1% due to deflation. The overall increase is because growth is included in the total.

Questions from Committee of the Whole February 25, 2019

Question #3

Are there any condominiums where parking stalls are not titled?

Answer

Yes, it completely depends on the developer. For example Bridgeport Boulevard.

Question #4

Will a communication plan be done for the non-residential properties contained within the 25% to 100% range?

Answer

I would suggest no simply because the properties within that group have reasons for the change like new construction or some sort of physical change. We focused on a proactive approach by contacting as many as possible where there was a revision of information. In addition we proactively contacted tax agents that represent properties with large increases.

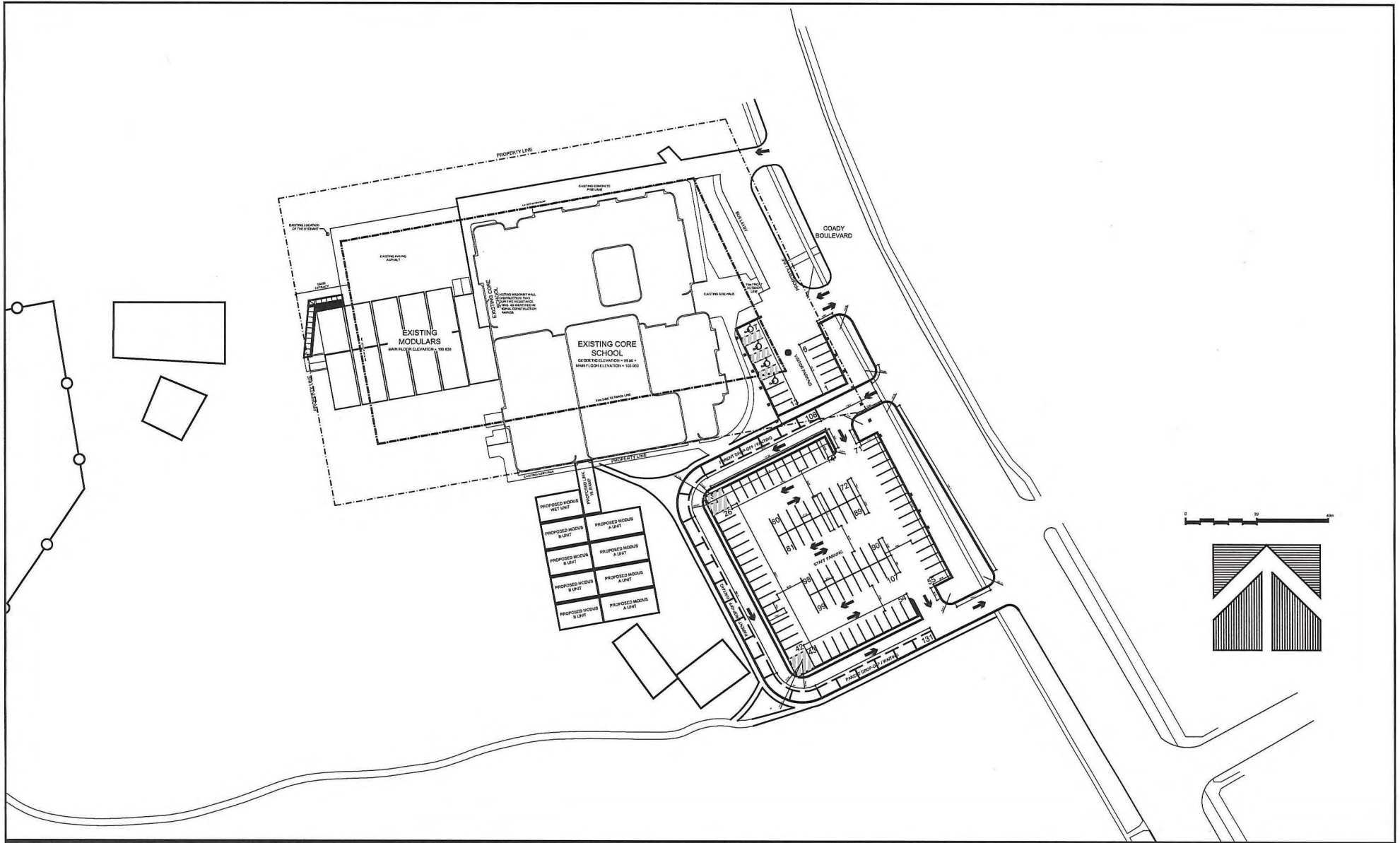
Questions from Committee of the Whole February 25, 2019

Question #5

Did either of the assessors talk to the car dealerships for approach changes?

Answer

Only instances where tax agent representation is present. Overall, the change in assessed values was not huge. In some cases more than others, but was for good reason such as renovations, new construction, etc. As mentioned previously, our focus on proactive approach resulted in an agreement to an assessment increase by a tax agent representing one of the dealerships.



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CALEDONIA PARK SCHOOL

3206 COADY BLVD, LEDUC, AB
BLACK GOLD REGIONAL DIVISION NO. 18

DRAWING NAME:
**PROPOSED SITE PLAN
WITH NEW MODULAR CLASSROOMS
OPTION #2**

DATE: JANUARY 15, 2019

SCALE: 1 : 1500

DRAWING NO.

A2

News Release

March 11, 2019



City of Leduc and Leduc Golf Course enter into partnership to preserve golf course lands

The City of Leduc has taken steps to enhance recreation in the city by entering into a Memorandum of Agreement (MOA) with the Leduc Golf Course that would allow for the potential transfer of title of the golf course lands to the City.

“Recreation is an important component of the high quality of life in Leduc, and City Council is passionate about ensuring we take the necessary steps to enhance recreation opportunities for our residents whenever possible. A good example of this is when we built the Leduc Recreation Centre. We see the same opportunities with the golf course lands,” said Mayor Bob Young. “By acquiring this property, we could preserve this key green space and develop year-round recreation opportunities.”

Under the MOA, all capital improvements to the facility and operations of the golf course would be provided by the City in exchange for the transfer of the golf course lands. An operating agreement/lease where the Club will operate the golf course will be established with the City of Leduc.

“We are looking forward to working with the City of Leduc to preserve the golf course lands, and further enhance the recreational experience of those that visit the Leduc Golf Course,” said Dan Linehan, Chair, Leduc Golf Course Board. “By collaborating together, we can ensure the longevity of the golf course, see much needed capital improvements take place, and protect vibrant green space in our community.”

The final details of the agreement and how operations would work, as well as information about public engagement related to access and activities, will be developed over the coming months. Additional information will be shared on Leduc.ca as it becomes available.

MEDIA CONTACTS:

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