

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

Monday, April 15, 2019

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

1. CALL TO ORDER

Mayor B. Young called the meeting to order at 5:04 pm.

2. APPROVAL OF AGENDA

MOVED by Councillor L. Hansen

That the Committee approve the agenda with the following additions:

6. IN-CAMERA ITEMS

6.3 Land Use Bylaw

FOIP s. 16 & 24

8. REPORTS FROM COMMITTEE & ADMINISTRATION

8.8 Provincial School Requisition Options

8.9 External Boards and Committees Remuneration

Motion Carried Unanimously

3. ADOPTION OF PREVIOUS NOTES

**3.1 Approval of Notes of the Committee-of-the-Whole Meeting held Monday,
April 8, 2019**

MOVED by Councillor B. Beckett

That the notes of the Committee-of-the-Whole meeting held on Monday, April 8, 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 B. Beckett

That the Committee-of-the-Whole move In-Camera at 5:32 pm.

Motion Carried Unanimously

6.1 48 Street Railway Crossing

FOIP s. 21 & 24

6.2 Intermunicipal Projects Update / Strategic Planning

FOIP s. 21 & 25

6.3 Land Use Bylaw

FOIP s. 16 & 24

MOVED by Councillor B. Beckett

That Committee-of-the-Whole move In-Public at 6:09 pm.

Motion Carried Unanimously

7. RISE AND REPORT FROM IN-CAMERA ITEMS

7.1 48 Street Railway Crossing

FOIP s. 21 & 24

In attendance:

Committee Members

Executive Team

S. Olson, Director, Engineering

R. Sereda, Director, Public Services

N. Booth, Manager, Communications & Marketing Services

S. Davis, City Clerk

S. Olson made a PowerPoint presentation (Attached) and answered the Committee's questions.

7.2 Intermunicipal Projects Update / Strategic Planning

FOIP s. 21 & 25

In attendance:

Committee Members

Executive Team

S. Davis, City Clerk

Councillor G. Finstad excused himself from the discussion due to previous, and potentially ongoing, business relationships and left the meeting at 6 pm.

P. Benedetto provided an update on the Leduc/Nisku Economic Development Association.

Councillor G. Finstad entered the meeting at 6:09 pm.

7.3 Land Use Bylaw

FOIP s. 16 & 24

In attendance:

Committee Members

Executive Team

S. Olson, Director, Engineering

K. Woitt, Director, Planning & Development

R. Sereda, Director, Public Services

S. Losier, Manager, Current Planning

N. Booth, Manager, Communications & Marketing Services

S. Davis, City Clerk

M. Pieters, General Manager, Infrastructure and Planning, K. Woitt and S. Losier made a presentation and answered the Committee's questions.

Administration will look into different ways to mitigate this matter.

8. REPORTS FROM COMMITTEE & ADMINISTRATION

8.1 UDI / Developer Signage Strategy

S. Losier, Manager, Current Planning, introduced A. Banks, Melcor Developments Ltd. and A. Bruni, Beaverbrook Communities.

A. Banks, A. Bruni and P. Benedetto, City Manager, made a verbal presentation and answered the Committee's questions relative to collaboration between developer's and builder's signage within new build areas. The collaboration will help facilitate a blended approach for signage. Builders will have signage up from 1 - 24 months; developers will have signage up from 1 month - 5 years. Advertising signage and wayfinding signage are two different types of signage; but the intent of both is to bring home buyers into the neighbourhood.

Administration will work on a wayfinding policy for presentation to Council at an upcoming meeting.

8.2 Infrastructure & Planning 2020 Budget Overview

M. Pieters, General Manager, Infrastructure and Planning, and K. Woitt, Director, Planning and Development, made a PowerPoint presentation (Attached).

M. Pieters, P. Benedetto, City Manager, S. Olson, Director, Engineering, R. Sereda, Director, Public Services, B. Knisley, Director, Facility and Property Services, and K. Wenzel, Manager, Public Transportation, answered the Committee's question.

The business case for development of a Business Centre will be suspended for the 2020 budget.

Committee recessed at 6:50 pm.

Committee reconvened at 6:57 pm.

MOVED by Councillor B. Beckett

That the Committee-of-the-Whole move In-Camera at 8:09 pm to discuss part of Item 8.2 pursuant to FOIP s. 16, 24 & 25.

Motion Carried Unanimously

MOVED by Councillor G. Finstad

That Committee-of-the-Whole moved In-Public at 8:11 pm.

Motion Carried Unanimously

8.2.1 RISE AND REPORT FROM IN-CAMERA SECTION OF ITEM NO. 8.2

FOIP s. 16, 24 & 25

In attendance:

Committee Members

Executive Team

B. Knisely, Director, Facility and Property Services

R. Sereda, Director, Public Services

S. Davis, City Clerk

M. Pieters, General Manager, Infrastructure and Planning, B. Knisley and R. Sereda made a verbal presentation and answered the Committee's questions.

8.3 Municipal Grants and Procedures

D. Brock, Director, Community and Social Development, T. White, Family and Community Support Services Social Planning Lead, and D. Melvie, General Manager, Community and Protective Services, made a verbal presentation. Committee members agreed with:

- The definition of funding types;
- The wording relative to line item 5 under the heading of General Eligibility and Evaluation Guidelines for Type 5 with the removal of the words "in three years".

8.4 Municipal Development Plan ("MDP") Update - Project Overview

C. Labrecque, Manager, Long Range Planning, J. Brown, Planning Intern, and K. Jones, Long Range Planner II, made a PowerPoint presentation (Attached) on the Municipal Development Plan project overview.

K. Jones answered the Committee's questions.

This matter will return to Committee-of-the-Whole in June for a more in-depth discussion.

C. Labrecque has accepted a new position and Committee members thanked him for his years of service.

8.5 City of Leduc Draft Greenhouse Gas Reduction Plan

S. Olson, Director, Engineering, and K. Chomlak, Environmental Sustainability Coordinator, made a PowerPoint presentation (Attached to meeting agenda) requesting feedback from Committee members on targets, actions and costs.

M. Pieters, General Manager, Infrastructure and Planning, S. Olson and K. Chomlak answered the Committee's questions.

Committee members were in agreement to have the following next steps come to an upcoming Council meeting:

- Endorse the City of Leduc Greenhouse Gas ("GHG") Reduction Target of "3% by 2030" based on the low scenario actions;

- Approve the City of Leduc GHG Reduction Plan, which will list all of the actions in the low, medium and high scenario;
- Have Administration conduct an annual review to assess whether to add actions from the other scenarios considering grant opportunities, and available human and financial resources;
- Report annually to the public on implementation of the actions and progress towards the targets in the existing Environmental Progress Report.

8.6 Waste Diversion Initiatives

K. Chomlak, Environmental Sustainability Coordinator, and S. Olson, Director, Engineering, made a PowerPoint presentation (Attached to meeting Agenda).

K. Chomlak, S. Olson and M. Pieters, General Manager, Infrastructure and Planning, answered the Committee's questions.

It was agreed that there must be on-going education to help ensure residents continue to recycle.

8.7 Proposed Meeting with St. Thomas Aquinas Roman Catholic Schools ("STAR")

S. Davis, City Clerk, made a verbal presentation.

Committee members would like to add the following items to an agenda:

1. Strategic Plan
2. Growth Numbers
3. STAR's input on the request for another School Resource Officer

Executive will speak further about this matter at their meeting on Wednesday, April 17, 2019, and will work to shape an agenda.

8.8 Provincial School Requisition Options

I. Sasyniuk, General Manager, Corporate Services, J. Cannon, Director, Finance, and P. Benedetto, City Manager, made a PowerPoint presentation (Attached), and answered the Committee's questions. Due to the provincial election, the requisition will be received later.

Administration's suggestion that a school assessment increase be based on a five-year average was accepted.

8.9 External Boards and Committees Remuneration

Mayor B. Young made a verbal presentation.

I. Sasyniuk, General Manager, Corporate Services, and S. Davis, City Clerk, answered the Committee's questions.

Administration will bring a new Council Remuneration and Business Expense Policy for discussion to a future Committee meeting .

9. GOVERNANCE

There were no items.

10. COUNCIL CALENDAR UPDATES

There were no items.

11. INFORMATION ITEMS

There were no information items.

12. ADJOURNMENT

The meeting adjourned at 8:15 pm.

“Original Signed”

B. YOUNG, Mayor

“Original Signed”

S. DAVIS, City Clerk

ADOPTION OF PREVIOUS NOTES

Notes of the Committee-of-the-Whole Meeting
– April 15, 2019

* 6.1 48 Street Railway Crossing

Attachment Removed Pursuant to Sections 21 & 24 of the FOIP
Act.

2020 Budget Overview/Changes Infrastructure & Planning

Committee of the Whole

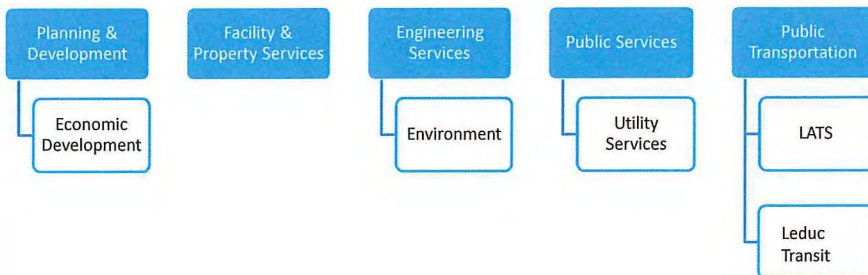
April 15, 2019

Presented by:
Mike Pieters, GM, Infrastructure & Planning



Who are we...

Infrastructure & Planning



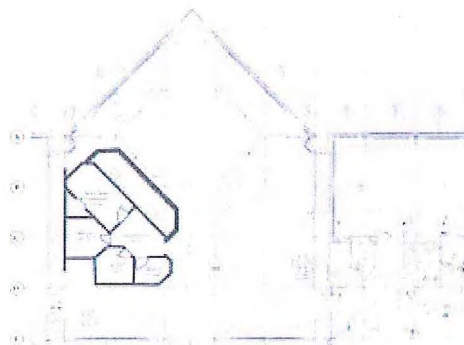
Planning & Development

Operating Budget

- Safety Codes overtime offset by revenue increase
- Decrease in contracted services as LNEDA cease operation in 2019
- Increase of permitting fees by 2.5 % to offset cost of online credit card payment
- Increase in off-site levy revenue based on best projection at this time

Planning & Development

Business Center Business Case



Engineering

Operating Budget:

- Environmental monitoring of hydrovac disposal site approximately \$30 K



Engineering

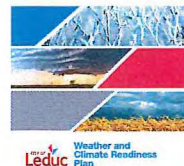
Business Case:



ICI/MF Waste Diversion



Urban Bees & Hens



Implementation of Environmental Initiatives

Engineering

Capital Budget:

- Hydrovac disposal cleanup - \$250 K in each 2020 and 2021
- Drawdown wells to intercept salt contamination - \$200 K
- Drawdown wells at Elks former landfill - \$160 K
- Additional waste sorting stations at City facilities - \$50 K
- Amendments to Rail Act – remove railway crossings from capital budget

Facilities & Properties Services

Operating Budget

- Increases in operating costs due to the addition and renovation of the protective service building
- \$200,000 in energy savings but offset by debenture payment until capital costs are recovered (< 10 years)
- Increase in material and repair costs as facilities age

Facilities & Properties Services

Capital Budget

- Scope increase in protective services building 3357 sq.m. to 4097 sq.m.
- Relocation of welding shop within Public Services
- ***In-camera item***

Public Services

Operating Budget

- Snow and Ice Control
- Diesel and gasoline price volatility +2%
- Electrical costs increases attributed to T&D +4%
- Equipment & Vehicle Chargebacks +4 %
- Equipment and Vehicle Repairs +2 %

Asset Management Projects

- Additional staff member to advance and fully utilize benefits of program

Public Services

Capital Budget

➤ Street Sweeper



Utility Services

Operating Budget

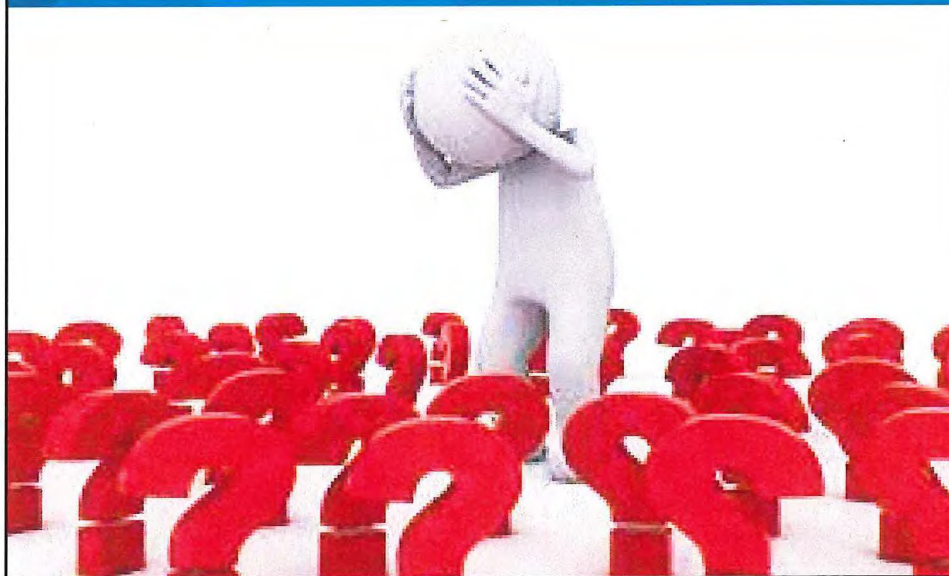
- Increase in main line valve repairs + \$40K
- Increase in service lateral repairs +\$50K (utility fee increase \$0.10/month)
- Hydrovac disposal – monitoring for budget adequacy

Public Transportation

Operating Budget

- LATS +\$73,000 for staff and other operating costs of an additional bus to meet service level growth
- Increase in contracted services for Leduc Transit based on results of RFP
- EIA Accord Transit
 - Route 10 – no anticipated changes
 - Route 747 – subject to negotiations
 - EIA Internal – reduced 219 by \$100,000 based on prorated results of 2018.

Questions?

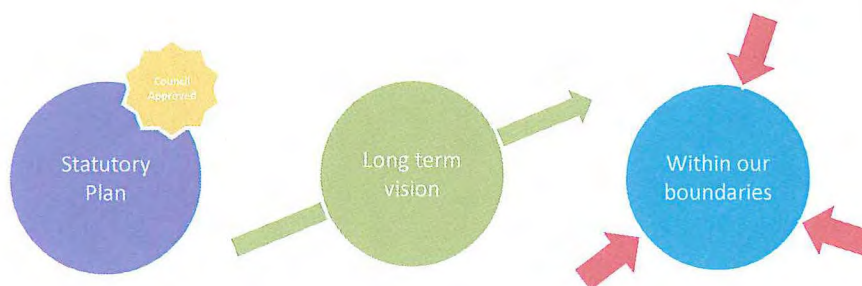


Municipal Development Plan Update

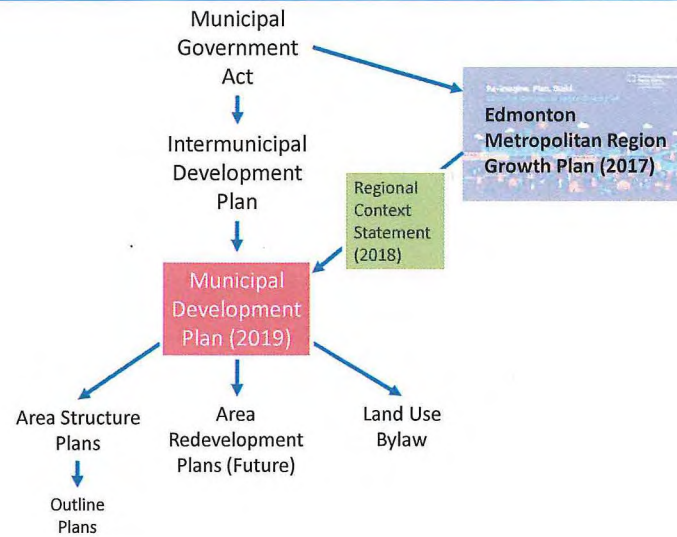
Committee of the Whole – April 15, 2019



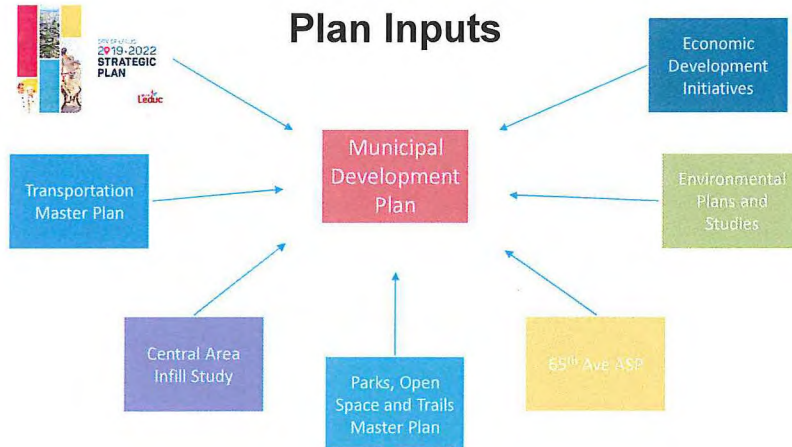
What is an MDP?



Planning Hierarchy



Plan Inputs



Strategic Plan Alignment

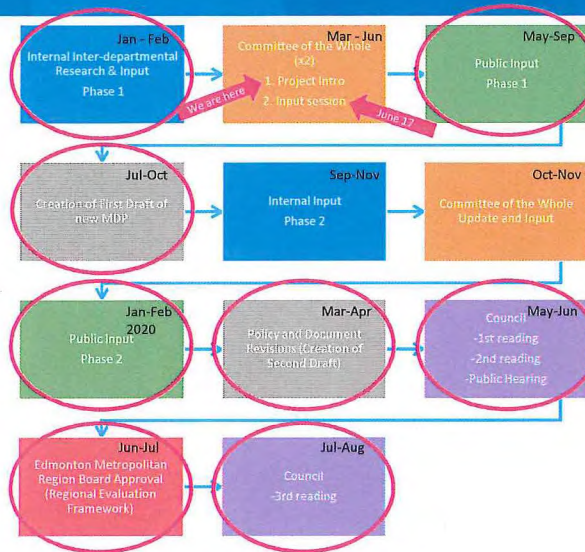
<h3>OUR VISION</h3> <p>Our vision statement describes the kind of community we intend to build, its purpose is to guide our current and future direction and decision making.</p>	<h3>OUR MISSION</h3> <p>Our mission statement describes our purpose to help provide focus and direction in achieving our vision.</p>
<p>OUR VISION FOR LEDUC IS</p> <p>A great life. A caring community. A thriving region.</p>	<p>OUR MISSION IS</p> <p>People. Building. Community.</p>

Strategic Plan Alignment



**A CITY WITH A
PLAN FOR THE FUTURE**

Project Timeline



Next Steps





Questions?

Provincial School Requisition Options

Committee of Council
April 15, 2019

Presented by:
Irene Sasyniuk, GM, Corporate Services &
Jennifer Cannon, Director, Finance



Provincial School Requisition Timing Challenge & Options

Challenge: *Due to the election, the Provincial School Requisition may not be received in time to mail tax notices and meet legislative requirements for the assessment appeal process.*

(Election results are not expected to be confirmed/finalized until April 26th.)

Provincial School Requisition History

Education School Requisition	2014	2015	2016	2017	2018	Average Increase
Residential	\$ 7,929,025	\$ 8,604,568	\$ 9,491,514	\$ 10,243,898	\$ 10,023,461	
Year over year increase		9%	10%	8%	-2%	6%
Non-Residential	\$ 4,892,107	\$ 5,633,789	\$ 6,306,667	\$ 7,464,583	\$ 8,205,632	
Year over year increase		15%	12%	18%	10%	14%

Education School Requisition	2014	2015	2016	2017	2018	Proposed 2019
Residential	\$ 7,929,025	\$ 8,604,568	\$ 9,491,514	\$ 10,243,898	\$ 10,023,461	\$ 10,639,973
Year over year increase		9%	10%	8%	-2%	6%
Non-Residential	\$ 4,892,107	\$ 5,633,789	\$ 6,306,667	\$ 7,464,583	\$ 8,205,632	\$ 9,341,950
Year over year increase		15%	12%	18%	10%	14%

6% Residential increase = approx. \$50 per household
(house assessed at \$350,000)

Provincial School Requisition Challenge & Options

Option	Pros	Cons
Status quo: Set mill rate bylaw using last year's requisition figures	<ul style="list-style-type: none"> Meets time constraints 	<ul style="list-style-type: none"> Will likely compound tax increases for our residents in future years
Set mill rate bylaw using last 5 years' average increase	<ul style="list-style-type: none"> Meets time constraints Lessons risk of compounding increases 	<ul style="list-style-type: none"> May collect too much or too little, which would need to be adj'd in 2020
Set mill rate bylaw using increases of 6% Res / 10% Non-Res	<ul style="list-style-type: none"> Uses Res Average, matches 2018 Non-Res increase 	<ul style="list-style-type: none"> May collect too much or too little, which would need to be adj'd in 2020

