

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

Monday, June 24, 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 5:02 pm.

2. APPROVAL OF AGENDA

MOVED by Councillor L. Hansen

That the Committee-of-the-Whole approve the agenda with the following additions:

6. IN-CAMERA ITEMS

6.3 Downtown Information Item

FOIP s. 24 & 25

6.4 Intermunicipal Projects Update / Strategic Planning (Last Item of Business)

FOIP s. 19

8. REPORTS FROM COMMITTEE & ADMINISTRATION

8.4 Property Tax Inquiry

8.5 Family and Community Support Services Council Workshop

Motion Carried Unanimously

3. ADOPTION OF PREVIOUS NOTES

**3.1 Approval of Notes of the Committee-of-the-Whole Meeting held Monday,
June 10, 2019**

MOVED by Councillor B. Beckett

That the notes of the Committee-of-the-Whole meeting held on Monday, June 10, 2019, be approved as presented.

Motion Carried Unanimously

4. DELEGATIONS & PRESENTATIONS

4.1 Leduc Black Gold Pro Rodeo & Exhibition Association

D. Rock provided updates from the Leduc Black Gold Pro Rodeo ("Rodeo"). The updates included improved parking, the addition of food trucks, the parade, the trade fair, Cowboy Church and the midway. D. Rock stated that the Rodeo continues to grow and this year over 800 volunteers helped to make the Rodeo such a success.

D. Rock asked Committee members to give some consideration to purchasing the 80 acres owned by Rodeo. The funds could be used to build an agriculture building for future use by the Dairy Congress, 4H, and other similar groups.

D. Rock answered the Committee's questions.

Committee members thanked D. Rock for all the work being done to make the Rodeo great each year and acknowledged the economic spin-off for the City. D. Rock thanked the Committee members for their ongoing support.

5. BUSINESS ARISING FROM PRESENTATIONS

6. IN-CAMERA ITEMS

MOVED by Councillor L. Hansen

That Committee-of-the-Whole move In-Camera at 5:20 pm.

Motion Carried Unanimously

6.1 Long Term Growth Study

FOIP s. 21, 24 & 25

6.2 Leduc Golf Club Update

FOIP s. 16, 24 & 25

6.3 Downtown Information Item

MOVED by Councillor B. Hamilton

That the Committee-of-the-Whole move In-Public as 6:28 pm.

Motion Carried Unanimously

MOVED by Councillor G. Finstad

That Committee-of-the-Whole move In-Camera at 8:25

Motion Carried Unanimously

6.4 Intermunicipal Projects Update/Strategic Planning (Last Item of Business)

MOVED by Councillor L. Hansen

That the Committee-of-the-Whole move In-Public at 8:44 pm.

Motion Carried Unanimously

7. RISE AND REPORT FROM IN-CAMERA ITEMS

7.1 Long Term Growth Study

FOIP s. 21, 24 & 25

Also in attendance:

Executive Team

K. Woitt, Director, Planning and Development

S. Olson, Director, Engineering

G. Klenke, City Solicitor

S. Losier, Manager, Long Range Planning

N. Booth, Manager, Communications and Marketing Services

S. Davis, City Clerk

S. Losier introduced D. Young, ISL Engineering and Land Services, and P. Shewchuk, Nichols Management and Economic Consultants. D. Young and P. Shewchuk made a PowerPoint presentation (Attached).

D. Young, P. Shewchuk, M. Pieters, General Manager, Infrastructure and Planning, Mayor B. Young, P. Benedetto, City Manager, and S. Losier answered the Committee's questions.

7.2 Leduc Golf Club Update

FOIP s. 16, 24 & 25

Also in attendance:

Executive Team

B. Knisley, Director, Facility and Property Services

G. Klenke, City Solicitor

N. Booth, Manager, Communications and Marketing Services

S. Davis, City Clerk

D. Melvie, General Manager, Community and Protective Services, made a PowerPoint presentation (Attached).

D. Melvie, Mayor B. Young, G. Klenke, J. Cannon, A/General Manager, Corporate Services, B. Knisley and P. Benedetto, City Manager, answered the Committee's questions.

7.3 Downtown Information Item

FOIP s. 24 & 25

Also in attendance:

Executive Team

G. Klenke, City Solicitor

S. Davis, City Clerk

Mayor B. Young, Councillor G. Finstad and Councillor L. Tillack made a presentation and answered the Committee's questions.

7.4 Intermunicipal Projects Update/Strategic Planning

FOIP s. 19

The Committee discussed personnel and contractual matters.

8. REPORTS FROM COMMITTEE & ADMINISTRATION

8.1 Economic Update

J. Cannon, A/General Manager, Corporate Services, and C. Thorn, Manager, Financial Analytics, made a PowerPoint presentation (Attached) providing Provincial, Edmonton Capital Region and City of Leduc statistics. The discussion also included considerations moving forward.

J. Cannon and P. Benedetto, City Manager, answered the Committee's questions.

8.2 Proposed 2020 Public Budget Meeting Schedule

J. Cannon, A/General Manager, Corporate Services, made a presentation on the proposed public budget meeting schedule and answered the Committee's questions.

Committee members were in agreement with the new schedule.

8.3 Upcoming Events - Media Spokesperson - Council

P. Benedetto, City Manager, and Mayor B. Young made a presentation. If there are any Committee members who are interested in being the spokesperson for specific events, such as those listed below, please advise the Office of the Mayor.

8.3.1 Ground Breaking of the New RCMP Building

8.3.2 Canada Day

8.3.3 Telford Lake Trail

8.3.4 Eco Station

8.3.5 Toxic Roundup

Committee recessed at 6:52 pm.

Committee reconvened at 8:12 pm.

8.4 Property Tax Inquiry

Mayor B. Young indicated that a number of properties have had a very high tax increase this year, in some cases as high as 14%. Council debated on how best to handle such cases. A suggestion was that the properties be dealt with on an individual basis.

J. Cannon, A/General Manager, Corporate Services, and P. Benedetto, City Manager, answered Council's questions.

MOVED by Councillor T. Lazowski

That Administration be directed to investigate tax strategy options.

In Favour: (3): Mayor B. Young, Councillor L. Hansen, and Councillor T. Lazowski

Opposed: (4): Councillor B. Beckett, Councillor G. Finstad, Councillor B. Hamilton, and Councillor L. Tillack

Motion Defeated

8.5 Family and Community Support Services Council Workshop

Mayor B. Young made a presentation asking when Council members can attend a workshop. K. Bain, Executive Assistant to Mayor and Council, will arrange a meeting at a time that is convenient for all involved parties.

9. INFORMATION ITEMS

There were no information items.

10. ADJOURNMENT

The meeting adjourned at 8:44 pm.

“Original Signed”

B. YOUNG, Mayor

“Original Signed”

S. DAVIS, City Clerk

ADOPTION OF PREVIOUS NOTES

Notes of the Committee-of-the-Whole Meeting
– June 24, 2019

* 7.1 Long Term Growth Study

Attachment Removed Pursuant to Sections 21, 24 & 25 of the
FOIP Act

* 7.2 Leduc Golf Club Update

Attachment Removed Pursuant to Sections 16, 24 & 25 of the
FOIP Act

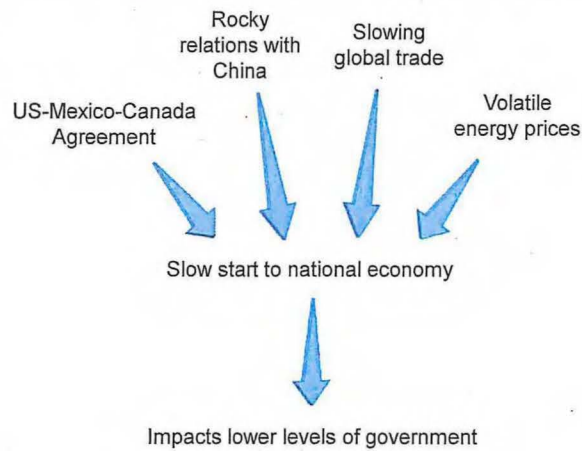
Economic Update

2019

Presented by:
Jennifer Cannon, Director, Finance
Charles Thorn, Manager, Financial Analytics
June 24, 2019



National Summary



Provincial Summary

Employment	<ul style="list-style-type: none"> • Unemployment rate – 6.7% (same as last year) ⇔ • Potential for more layoffs ↑
Oil & Gas	<ul style="list-style-type: none"> • Pipeline constraints ↓ • Lower drilling rates ↓
Construction	<ul style="list-style-type: none"> • Reduced building construction investment ↓ • Increased uptake in rental market ↑
Manufacturing	<ul style="list-style-type: none"> • Weak retail sales growth ↓ • Reduced real business investment ↓
Spending	<ul style="list-style-type: none"> • Rising consumer insolvencies ↑ • CPI – 2.2% ⇔

Edmonton Capital Region Summary

Employment	<ul style="list-style-type: none"> • Unemployment rate – 6.9% (6.6% 2018) ↑
Consumer Price Index	<ul style="list-style-type: none"> • CPI rate 2.1% ⇔
Housing	<ul style="list-style-type: none"> • Apartment starts ↑ • Single-family housing starts ↓ • Rental vacancy rate ↓
Spending	<ul style="list-style-type: none"> • Household debt levels ↑ • Consumer spending ↓ • Government spending ↓

City of Leduc Summary

Building Permits

- Permit values down 20% year-over-year ↓

Industrial Vacancy Rates

- Q1 vacancy rate in Leduc Industrial Park – 3.84% ↓
- New non-residential construction unlikely to occur in short-term ↓

Growth

- Residential – low growth (1-3 years) ⊘
- Non-residential – stagnant (1-3 years) ⊘

City of Leduc Considerations Moving Forward

What does this mean?

- ☑ Continued fiscal pressure in the short to mid-term
- ☑ Limited flexibility
- ☑ Reduced revenue
- ☑ Pressure on the assessment ratio

Moving forward:

- Adjust growth assumptions downwards
- Align the 10-year capital plan to reflect economic condition
- Increase economic development focus on non-residential

