

**MINUTES OF THE CITY OF LEDUC
COUNCIL MEETING**

Monday, January 28, 2019

Present: Mayor B. Young, Councillor B. Beckett, Councillor L. Hansen,
Councillor T. Lazowski, Councillor L. Tillack
Absent: Councillor G. Finstad, Councillor B. Hamilton
Also Present: D. Melvie, A/City Manager, M. Hormazabal, Deputy City Clerk

1. CALL TO ORDER

Mayor B. Young called the meeting to order at 7 pm.

2. ADOPTION OF AGENDA

MOVED by Councillor L. Hansen

That the agenda be adopted with the following additions:

14. INFORMATION REPORTS

14.2 Mental Health Awareness

Motion Carried Unanimously

3. ITEMS FOR DISCUSSION AND RELATED BUSINESS

3.1 Select Items for Debates

The following items were selected for debate:

4. ADOPTION OF PREVIOUS MINUTES

4.1. Approval of Minutes of the Regular Council Meeting held Monday, January 14, 2019

9. BUSINESS

9.1 Introduction of New Assessors

9.2 2019 Citizen Satisfaction Survey

10. BYLAWS

10.3 Bylaw No. 1000-2018 (Eaton & Emery Area Structure Plan (2nd & 3rd Readings))

CONFIRMED

10.5 Bylaw No. 1012-2018 Text Amendments to Land Use Bylaw 809-2013 (2nd & 3rd Readings)

14. INFORMATION REPORT

14.2 Mental Health Awareness

MOVED by Councillor B. Beckett

Motion Carried Unanimously

3.2 Vote on Items not Selected for Debate

Votes recorded under item headings.

4. ADOPTION OF PREVIOUS MINUTES

4.1 Approval of Minutes of the Council Meeting held Monday, January 14, 2019

Councillor B. Beckett requested an amendment on the January 14, 2019 Regular Council Meeting Minutes to read:

XIII. A. Council Member Update from Boards & Committees:

Leduc Community Drug Action Committee hosted a card game entitled Doctors Against Tragedies at Barney's. Two doctors from the University of Alberta Hospital, who helped develop the game, attended as well. The event was very successful.

MOVED by Councillor B. Beckett

That the minutes of the Regular Council Meeting held January 14, 2019, be approved as amended.

Motion Carried Unanimously

5. RECOGNITION ITEMS

There were no recognition items for the agenda.

6. PUBLIC COMMENTARY

K. Buffalo, Leduc resident, would like to work with Council and Administration to enhance the community's knowledge on the Treaty Six lands and the First Nations. Administration will follow up with Mr. Buffalo.

B. Thompson, Leduc resident and former Councillor, congratulated Council on the 65th Avenue overpass partial funding accomplishment.

CONFIRMED

7. PUBLIC HEARING

7.1 Bylaw No. 1000-2018 – Eaton and Emery Area Structure Plan

Mayor B. Young declared the Public Hearing for Bylaw No. 1000-2018 open at 7:16 pm.

Written Submissions:

No written submissions were received.

Presentations:

Administration

K. Woitt, Director, Planning and Development, made a presentation and answered Council's questions.

Other Presentations

S. Gerien, Project Manager, Qualico, elaborated on the proposed development that will bolster economic and residential development in the Leduc area.

T. Flynn, Leduc resident, suggested more walking trails from Robinson, because it takes 45 minutes to walk from Robinson to the nearest convenient store.

Mayor B. Young declared the Public Hearing for Bylaw No. 1000-2018 closed at 7:28 pm.

7.2 Bylaw No. 1012-2018 – Text Amendment to Land Use Bylaw No. 809-2013 – Downtown Mixed-Use Overlay

Mayor B. Young declared the Public Hearing for Bylaw No. 1012-2018 open at 7:28 pm.

Written Submissions:

No written submissions were received.

Presentations:

Administration

K. Woitt, Director, Planning and Development, made a presentation and answered Council's questions.

Other Presentations

M. Lenos, land owner, would like to see this bylaw approved.

Mayor B. Young declared the Public Hearing for Bylaw No. 1012-2018 closed at 7:31 pm.

8. PRESENTATIONS

CONFIRMED

There were no presentations for the agenda.

9. BUSINESS

9.1 Introduction of New Assessors

J. Cannon, Director, Finance, introduced the new assessors for the City of Leduc, T. Birtles, Assessor and B. Lutz, Assessor, Accurate Assessment Group Ltd.

T. Birtles and B. Lutz made a PowerPoint presentation (Attached) and answered Council's questions.

9.2 2019 Citizen Satisfaction Survey

N. Booth, Manager, Communications and Marketing Services, informed Council that the 2019 Citizen Satisfaction Survey will start on February 11, 2019. This survey is conducted every two years. N. Booth answered Council's questions.

9.3 Repealing Policies No. 61.00:17, 61.00:18 and 61.00:24

MOVED by Councillor T. Lazowski

That Council repeals:

- Policy No, 61.00:17 - Organization and Operation of the Subdivision Authority,
- Policy No. 61.00:18 - Advertising and Notification of Planning Bylaws and Development Permits, and
- Policy No. 61.00:24 - Bench signs located on public lands and A-Board signage on public lands within the BRZ Area.

Motion Carried Unanimously

10. BYLAWS

10.1 Bylaw No. 1016-2018 – Southeast Boundary Road (Hwy 2A to Coady Blvd) (1st Reading)

Administration recommends that Bylaw No. 1016-2018 receive first reading.

MOVED by Councillor T. Lazowski

That Bylaw No. 1016-2018 for the debenture of funds for the construction of Southeast Boundary Road (Hwy 2A to Coady Blvd) receive first reading.

Motion Carried Unanimously

10.2 Bylaw No. 1007-2018 – False Alarms Bylaw (1st Reading)

Administration recommends that Bylaw No. 1007-2018 receive first reading.

MOVED by Councillor T. Lazowski

CONFIRMED

That Council give Bylaw No. 1007-2018 first reading.

Motion Carried Unanimously

10.3 Bylaw No. 1000-2018 – Eaton and Emery Area Structure Plan (2nd and 3rd Readings)

Administration recommends that Bylaw No. 1000-2018 receive second and third readings.

MOVED by Councillor L. Hansen

That Council give Bylaw No. 1000-2018 second reading.

Motion Carried Unanimously

MOVED by Councillor B. Beckett

That Council give Bylaw No. 1000-2018 third reading.

Motion Carried Unanimously

10.4 Bylaw No. 1010-2018 – Redistricting Part of Block A, Plan 7921548 (Telford Lake ER/MR) (1st Reading)

Administration recommends that Bylaw No. 1010-2018 receive first reading.

MOVED by Councillor T. Lazowski

That Council give Bylaw No. 1010-2018 first reading.

Motion Carried Unanimously

10.5 Bylaw No. 1012-2018 – Text Amendment to Land Use Bylaw No. 809-2013 – Downtown Mixed-Use Overlay (2nd and 3rd Readings)

Administration recommends that Bylaw No. 1012-2018 receive first reading.

MOVED by Councillor L. Tillack

That Council give Bylaw No. 1012-2018 second reading.

Motion Carried Unanimously

MOVED by Councillor L. Hansen

That Council give Bylaw No. 1012-2018 third reading.

CONFIRMED

Motion Carried Unanimously

11. PUBLIC COMMENTARY

12. IN-CAMERA ITEMS

There are no In-Camera Items for the Agenda.

13. RISE AND REPORT FROM IN-CAMERA ITEMS

14. INFORMATION REPORTS

14.1 Mayor's Report

There was no discussion.

14.2 Mental Health Awareness

Councillor L. Hansen, reminded Council that on January 30, 2019 "Bell Lets Talk" begins their campaign to start the conversation in the hope to end the stigma around Mental Health and increase awareness. Bell donates \$100 million to various organizations to help with mental health. Councillor encourages, Councillor Colleges, Administration and Public to join the conversation.

15. ADJOURNMENT

The Council meeting adjourned at 8:05 pm.

"Original Signed"

B. YOUNG, Mayor

"Original Signed"

M. HORMAZABAL, Deputy City Clerk



Agenda



Introduction to Accurate Assessment Group



Current Assessment approach

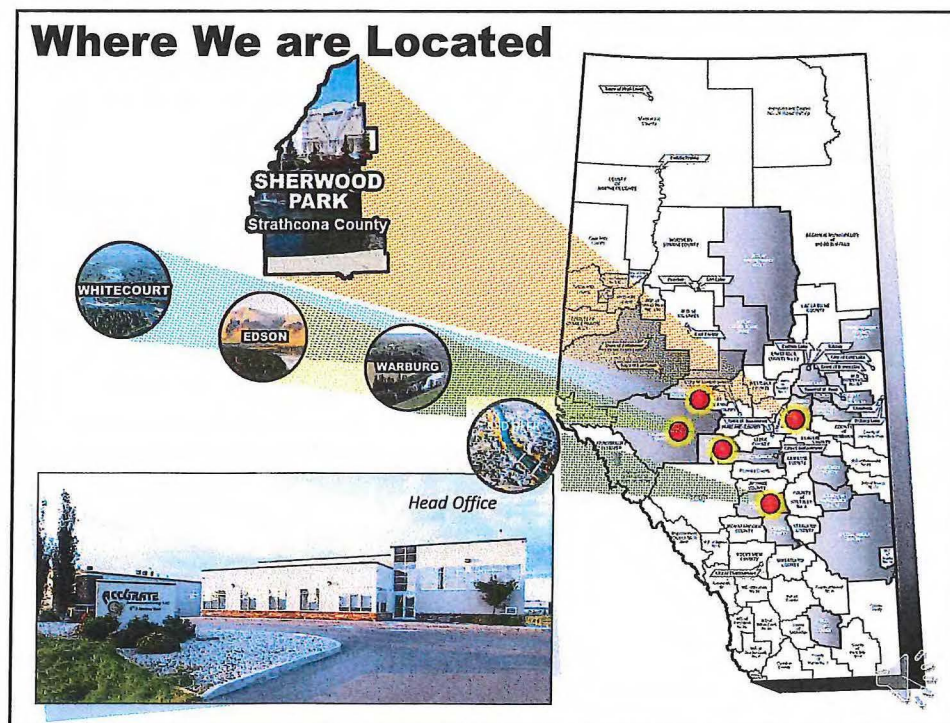
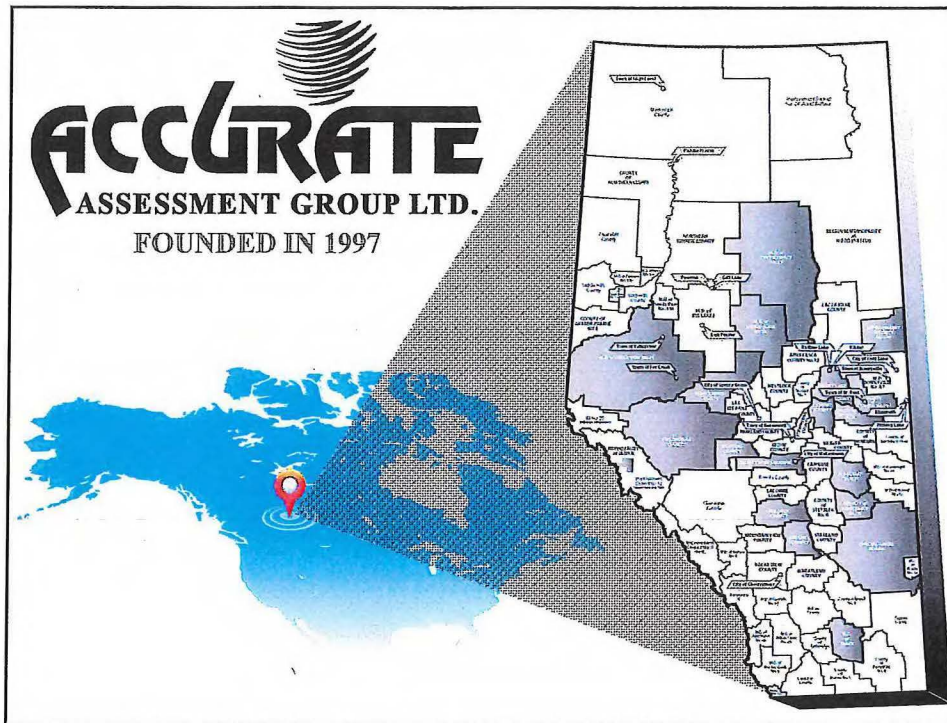


Transition Strategy



Next Steps







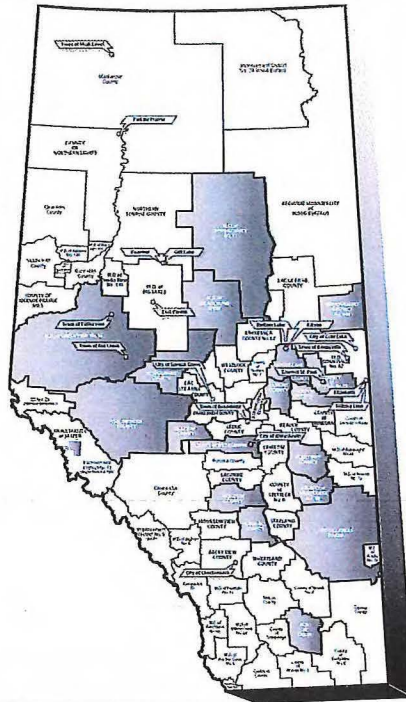
AAG's Client Partners

19 Rural Municipalities

6 Cities

6 Towns

8 Metis Settlements



Key AAG Staff



- Troy Birtles is the official Appointed Assessor for the City.

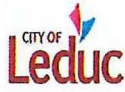


- Troy is also the appointed assessor for the City of Spruce Grove, the City of Cold Lake, and the neighboring City of Beaumont.



- Troy is an active member of the Alberta Assessors Association and the City Assessors Group.
- AAG employs 20 staff with a combined total of more than 350 years of assessment experience.





Key AAG Staff



- Brian Lutz will be the main point of contact for the City.

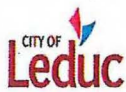


- His previous 30 plus years of experience will serve him well in dealing with all mid-size City issues that may arise.



- Brian has also held many positions over the past three decades with the Alberta Assessors Association.

- Brian plans to bring this experience and knowledge to good use in building relationships with the taxpayers of Leduc.



Assessment approach



- City ratepayers will contact City Hall via phone or email, with questions. Reception will forward to Brian or Troy for quick contact and discussion.



- Walk-in customers will have immediate communication via telephone with Brian or Troy.



- Call wait time will be limited to 24 hours or less.
- AAG will hold open houses June 20th and June 25th.



Transition Strategy



➤ AAG is proactive rather than reactive.



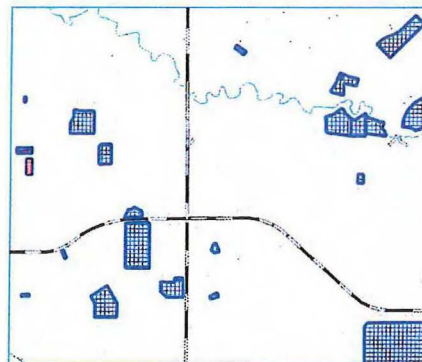
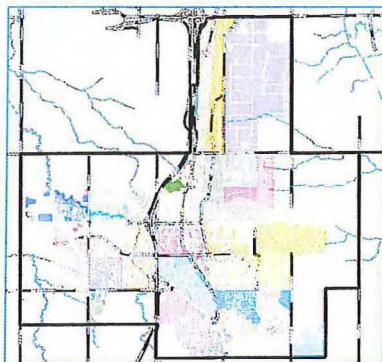
➤ We've already contacted many property owners for discussion on the new assessments.

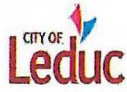


➤ Tax Agent consultation is an essential piece of the process for AAG.

Transition Strategy

- AAG utilizes technology to greatly improve the quality of your assessment base.
- One of the major tools used by AAG that hasn't been utilized in Leduc for assessment purposes is GIS.





Transition Strategy

- Major technology tool used by AAG is Pictometry and EREB.
- These technologies are new to the City of Leduc Assessment

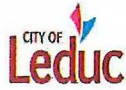


Moving Forward and Next Steps



- Changes in assessment practice have already been implemented including:
 - New market location boundaries
 - Residential building classification
 - New photo's
 - Update variables used in the Income Approach to Value
 - Residential condo's
 - Contacting property owners
 - In-depth discussion with local appraisers and realtors
 - In-depth review of Industrial and Commercial properties





Moving Forward and Next Steps



- Finalize the 2018 Assessment Year for the 2019 Tax Year assessments

- Assessment Open House- June 20th 1-7pm and June 25th 1-7 pm



- Residential and Commercial re-inspection cycles.

- Review all new permits and incomplete permits



- Monitor real estate values on a moving forward basis

- Monitor income producing properties for changes, send and review RFI's , etc.



Moving Forward and Next Steps

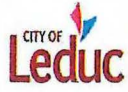


- Feb 25th Committee of the Whole meeting.



- March 11th Committee of the Whole.





THANK YOU

