

TOWN OF LUMSDEN
MINUTES OF THE SPECIAL MEETING HELD ON
APRIL 19th, 2010

The Lumsden Town Council convened a special meeting in the Council Chambers of the Town Office, on the evening of Monday, April 19th, 2010 at 8:00 p.m. with Deputy Mayor Rhonda Phillips presiding.

Present: Deputy Mayor:	Rhonda Phillips
Councillor:	Sid Sikorski, Dan Kirby, Al Sulma, Jayne Leibel
Administrator:	Wayne Zerff
Asst. Administrator:	Darcie Cooper
Municipal Planner:	John Wolfenberg
Absent: Councillor:	Doug Mader

Council held a special meeting to discuss proposed servicing agreements for Hildebrandt/Simcoe and Riemer.

The Administrator, Wayne Zerff provided council with some information regarding off-site servicing fee calculations and the provision in the Planning and Development Act that allows the municipality to charge off-site servicing fees and development levies. There was a report provided that John Wolfenberg had done in the past, explaining the idea behind the fees and the fair way to administer and calculate these fees.

Wayne provided a graph for off-site servicing fee calculations based on the 2009 Tangible Capital Asset work which is attached and forming a part of these minutes.

John provided some history regarding the development levies and off-site servicing fees and indicated that most municipalities prefer to use the off-site servicing fees because they are more easily justified particularly now with the Tangible Capital Asset work that has been done.

Minimum Development Standards - Hildebrandt/Simcoe Servicing Agreement:

160-10 Kirby/Leibel: "That we agree to increase the minimum development standards, Section 11.9 of the servicing agreement for Hildebrandt/Simcoe proposed subdivision, for single-family detached dwellings to have a minimum appraised value of \$250,000 or \$200.00 per appraised square foot whichever is greater." **CARRIED**

Performance Securities - Hildebrandt/Simcoe Servicing Agreement:

161-10 Leibel/Sikorski: "That we agree to obtain a recommendation from Associated Engineering as to what the amount of the letter of credit for performance security should be for the Hildebrandt/Simcoe proposed subdivision; and
That we authorize the change of Section 14.1 of the Hildebrandt/Simcoe servicing agreement according to the Engineers recommendations." **CARRIED**

Municipal/Environmental Reserve - Hildebrandt/Simcoe Servicing Agreement:

162-10 Kirby/Leibel: "That we agree with Community Planning's recommendation regarding land dedication and to ensure the coulee's behind the proposed lots of Phase I are controlled by the municipality, we offer the following option for land dedication to the developer of the Hildebrandt/Simcoe proposed subdivision:

- Environmental Reserve land dedication to include the area from the most northerly boundary of proposed Lot 7 in Phase II to the most northerly boundary of proposed Lot 5 in Phase I
- Or a combination of Municipal Reserve and Environmental Reserve for the same area as described above." **CARRIED**

Minimum Development Standards - Riemer Servicing Agreement:

163-10 Kirby/Sulma: "That we agree to increase the minimum development standards, Section 10.9 of the servicing agreement for Riemer's proposed subdivision, for single-family detached dwellings to have a minimum appraised value of \$250,000 or \$200.00 per appraised square foot whichever is greater." **CARRIED**

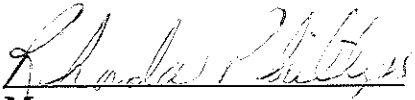
RP
WJ

Performance Securities - Riemer Servicing Agreement:

164-10 Kirby/Sikorski: "That we agree to obtain a recommendation from Associated Engineering as to what the amount of the letter of credit for performance security should be for Riemer's proposed subdivision; and
That we authorize the change of Section 13.1 of Riemer's servicing agreement according to the Engineers recommendations."
CARRIED

Adjournment:

165-10 Kirby/Sulma: "That we adjourn this meeting at 10:17 p.m." **CARRIED**



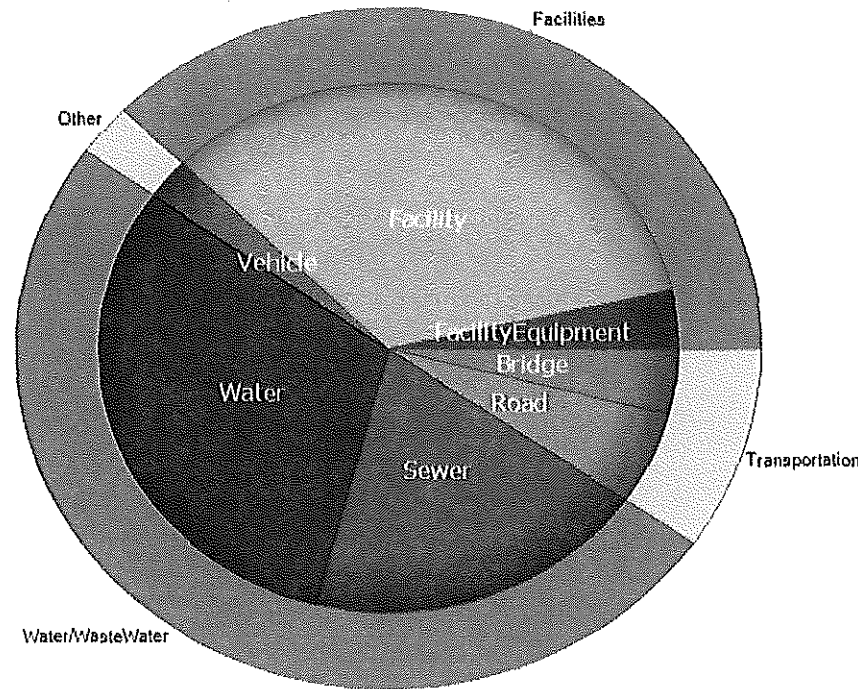
Mayor



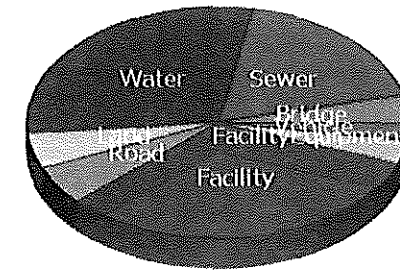
Administrator

**OFF SITE SERVICING FEE CALCULATIONS
BASED ON 2009 TANGIBLE CAPITAL ASSET (TCA) WORK**

Assets by Value



Assets by Value



Description	Segments	Value	Length
Vehicle	13	\$684,700	0
Facility/Equipment	50	\$984,100	0
Facility	19	\$9,432,400	0
Road	209	\$1,573,800	29100
Land	52	\$1,461,200	0
Water	453	\$8,534,000	26100
Sewer	247	\$5,340,900	16200
Bridge	1	\$1,110,000	0
Total	1044	\$29,121,100	71300

Tax Parcels 922
Utilities connections 582

46 Comm
536 Res
582

TCA COSTS	Costs	922 Costs per Parcel	582 Costs per W&S Conn	33% Grant Costs per Parcel	33% Grant Costs Per W&S Conn
Historical Cost	5,508,041	\$ 5,974	\$ 9,464	\$ 4,003	\$ 6,341
Net Book Value	6,997,402	\$ 7,589	\$ 12,023	\$ 5,085	\$ 8,055
Current Value	29,121,100	\$ 31,585	\$ 50,036	\$ 21,162	\$ 33,524
Future Replacement Value	47,353,850	\$ 51,360	\$ 81,364	\$ 34,411	\$ 54,514

RP
WJ