

TOWN OF LUMSDEN/ R.M. OF LUMSDEN No. 189
MINUTES OF THE OCTOBER 29TH, 2013
JOINT ADMINISTRATION COMMITTEE MEETING

The members of the Joint Administration Committee met in the Council Chambers in Lumsden, on the evening of Tuesday, October 29th, 2013 at 7:07 p.m. with Chairman, Jim Hipkin presiding.

Present: Chair, Reeve: Jim Hipkin
 RM Councillors: Kent Farago, Tom Harrison
 Mayor: Bryan Matheson
 Town Councillors: Jane Cogger, Rhonda Phillips

Chief Administrative Officer: Darcie Cooper
 Financial Officer: Sheena Carrick

Delegations:

7:00 p.m. Peggy Clark, project planner and Bill Delainey, senior planner with Associated Engineering appeared before council to discuss planning services they offer. Discussion points included development levies, servicing agreements, joint growth strategy initiatives, planning agreements and economic plans relating to future development and considerations to be made to sustain future development.

Minutes:

Matheson/Phillips: "That we approve the minutes of the September 17th, 2013 Joint Administration Committee meeting, as circulated." **CARRIED**

Staff Reports:

Chief Administrative Officer, Darcie Cooper provided a written report on the Annexation process, sample terms of agreement for annexation and provided terms of annexation agreements between the RM and Town in the past.

Financial Officer, Sheena Carrick provided a written report on municipal tax loss compensation as part of an annexation agreement, including scenarios based on tax levies of the annexation area identified by the Town. Sheena also provided the committee with a draft Municipal Annexation Compensation guideline done by the Ministry of Government relations as an aid in determining municipal tax loss compensation.

Cogger/Farago: "That we accept the staff reports as presented." **CARRIED**

Annexation Discussion:

The Joint Administration Committee discussed the proposed annexation identified by the Town of Lumsden. The Committee discussed the following:

- Area identified as good quality agricultural land, however is the logical area of growth for the Town
- RM is not opposed with the annexation of the area identified, annexation terms need to be negotiated
- Discussion of roads along the south, and east boundary of the annexation area, RM would like them to be included in the Town's boundary
- Discussed the impact of development in the annexation area on Old No. 11 highway (Grid 734) and the RM's desire to have funding considerations from the Town to the RM for increase costs due to development. Town in turn discussed the impact of development in the RM on Town infrastructure where currently there is no funding consideration to the Town from the RM
- Town discussed their desire to pursue an access point to No. 11 highway from the East boundary road allowance in the proposed annexation area and this may alleviate some traffic off of Old No. 11 Hwy
- Discussed establishing a development corridor around the Town of Lumsden where the Town would extend water and sewer services to an identified area

RM representatives identified the following terms that they would like to see in the agreement for annexation:

- Instead of municipal tax loss compensation, they would like the Town to agree to forming a public utility board and the annexation compensation from the Town to the RM would be the RM's buy-in to the public utility

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- A guarantee from the Town for water and sewer supply to an established development corridor around the Town and in turn the RM would not allow any on-site water and sewer for development within this area
- Funding considerations to go towards old no. 11 highway through development levies and a portion of municipal tax revenue from development within the annexation area
- The top of the valley area identified as Town future growth along No. 11 highway, on land legally described as NE & NW 32-19-21, South of the highway be removed from the Town's future land use map. It was felt that the valley side area would be best development for the Town and the area on top of the valley would be best for RM growth
- The Town include the road allowances South and East of the proposed annexation area into their boundary.

Public Utility Discussion:

The Committee discussed the idea of the formation of a Joint public utility for water and sewer services. Discussion points are as follows:

- The RM wants to be a partner regarding water and sewer services, not a client
- A Joint utility board may be looked on more favorable on a grant application for the Wastewater Treatment Facility because it's a regional initiative
- Town and RM may not be big enough to warrant a separate utility board, staffing, job and equipment sharing may be a problem
- Discussed the need for triple bottom line analysis to determine the merits of a Joint utility
- Partnership agreement and development corridor may achieve the same results without the formation of a joint utility

Planning for Growth Initiative:

Phillips/Farago: "That we recommend to each council to pursue the development of a joint planned growth strategy initiative by empowering the Joint Administration Committee to formulate a request for proposal for planning/engineering services to identify such items such as;

- Joint growth strategy relating to servicing capacity and development corridor around the Town to be serviced with water and sewer by the Town
- Economic plan to provide for appropriate development levies/fees to support future growth
- Cost-share funding models for both the RM and Town."

CARRIED

Next Meeting:

The next Joint Administration Committee meeting will be held on Tuesday, November 19th, 2013 at 8:00 p.m. in the Council Chambers

Adjournment:

Cogger/Phillips: "That this meeting be adjourned at 10:41 p.m.".

CARRIED


Chairperson


Chief Administrative Officer