



**Corporation of the Town of Ingersoll
Special Meeting of Council Minutes
Town Centre, Council Chambers
Monday, June 10, 2019, 6:00 p.m.**

Council Members Present:

Councillors: Freeman, Eus, Van Kooten-Bossence, Lesser, and Petrie

Staff Present:

William Tigert, Chief Administrative Officer
Iryna Koval, Director of Finance/Treasurer

Call to Order

Deputy Mayor Freeman is in the chair and opens this meeting of Council at 6:10 p.m.

Disclosures of Pecuniary Interest

None declared

Development Charges Public Meeting

Deputy Mayor Freeman welcomed everyone and explained the purpose of the meeting.

Deputy Mayor Freeman called on Treasurer Koval to introduce presenter from Watson and Associates, Mr. Sean Michael Stephens.

Presentation

Mr. Stephens gave a detailed overview of the Development Charges process and the background study open to public questions and discussions. He identified the Town's historical exemptions for commercial and industrial development and also identified a number of changes that will likely be forthcoming after the changes of Bill 108 are fully implemented.

Mr. Stephens indicated that soft services such as Libraries and museums are being removed from development charges and will be incorporated into a new tool to be called the community benefit charge. Many of the details on the new charge are not known at this time.

Mr. Stephens also highlighted some changes in the timing of payment for development for things like affordable housing, commercial and industrial, rental and institutional developments.

His firm's recommendation is to pass the bylaw proposed now under the updated study as the current bylaw is set to expire by mid-year. Once the changes are known from Bill 108 Council will have the opportunity to make changes as necessary.

Comments from the Public

The Deputy Mayor opened the meeting to the Public for question or comment.

Tim Lobzun of Ingersoll stated that he was confused about the options presented.

Mr. Stephens explained that the Town's current bylaw is about to expire, by passing the proposed bylaw the Town will then be able to collect funds until such time as all the new rules and regulations around the community benefit charge become known and can be implemented.

He also states that the Town could also just pass a by-law for the fire and roads component, but that was not recommended.

Mr. Lobzun commented that he was not opposed to people saving some money and then asked a question about boundary adjustment and the costs of servicing any new lands that may come into the town's boundary. Mr. Lobzun stated he is concerned about the projected costs and the absence of any allocation in the background study and also questioned the information on the arena and asked for clarification.

Mr. Stephens replied that any proposed boundary adjustment could not be included at this time as it is not part of the town. If at some point a boundary adjustment takes place, the Town can undertake a new or amended study to incorporate changes at any time.

As to the arena, Mr. Stephens stated that it is for the second ice pad, growth impacted and is outside of the ten year forecasted study period. He went on to explain that once the need and planning was put in place for the second ice surface, the Town could incorporate charges at that time, likely will be in a subsequent five-year review.

Mr. Lobzun then asked about the community benefit charges, as to whether they will be calculated every year or every five years.

Mr. Stephens replied that is not known at this time. It may encompass all soft services; however, there is not sufficient information from the province to answer specifically at this time.

Mr. Lobzun then asked about consideration for waste diversion.

Mr. Stephens replied that waste diversion is a County service and is one of the soft services amended by the Act as such, growth could be considered as a charge.

Mr. Lobzun commented that he likes the changes for apartment buildings and asked what the reduction is made up of in the proposed charge.

Mr. Stephens responded that the significant reduction is from the County charges around water and wastewater. The DC study did include calculations for water and waste water for the County. DC do not include charges for connection for water or waste water.

Members of Council were then given an opportunity to ask questions.

Councillor Petrie asked if the County charge is county-wide.

Mr. Stephens responded that some portion of the County are county-wide, water and wastewater are calculated as area specific.

Councillor Petrie then asked about the option to pay over time and what tools are available to ensure payment is made.

Mr. Stephens responded that the provisions in the legislation establish that any charges can go to the tax roll for collection in a like manner as taxes, if necessary. There is not a clear indication that security can be collected.

Councillor Eus also raised the concerns around the possibility of security.

Mr. Stephens indicated that for any of the discretionary provisions for time payments, securities should be permitted.

Councillor Petrie asked the question if Council follows the current recommendation would the Town be permitted to continue to collect for the soft services for the time being.

Mr. Stephens indicated yes, that would be the case until one of three things happens:

1. That Council repeals the bylaw
2. That Council passes a community benefits bylaw
3. The Province prescribes the date for the collection of soft services to end.

Councillor Petrie asks if passing a community benefits bylaw requires the preparation of another study.

Mr. Stephens states that is not known at this time; it might be able to be supported by the current study that has been just completed. More information will have to be given by the Province on the transitional issues.

Tim Lobzun asked to be allowed a further Question.

He directed to Staff and Council what impact that these changes would have on next year's municipal budget.

Treasurer Koval replied that there is certainly not enough information at this point to answer that question with any certainty, however, impacts would be expected to be minimal to her understanding.

CAO Tigert indicated that the change to the Town's portion of the DC is so slight that there is likely little impact that will affect the 2020 municipal budget.

Thomas Fraser asks if there are costs identified in the study concerning storm water management and asset management.

Mr. Stephens replied that storm water management is normally a localized or developmental cost when growth actually occurs. Storm water services for studies incorporated in 2014 have been carried forward in to this updated study. Asset management components have been incorporated into the study and calculations.

With there being no more questions from the Public or members of Council the Chair Deputy Mayor Freeman closed the public meeting.

Moved by Councillor Lesser; seconded by Councillor Van Kooten-Bossence

C19 05-159 THAT Watson and Associates Economists Ltd. Town of Ingersoll Development Charges Background Study and presentation be received by the Council for the Town of Ingersoll as information.

AND THAT the background study and Development Charges By-law be brought forward at the July 8, 2019, Regular meeting of Council for consideration.

CARRIED

Upcoming Council Meetings

Regular Meeting of Council
Monday, July 8, 2019, 6:00 p.m.
Town Centre, Council Chambers

Adjournment

Moved by Councillor Lesser; seconded by Councillor Van Kooten-Bossence

C19-05-160 THAT the Council for the Town of Ingersoll adjourns the June 10, 2019, Special Meeting of Council at 7:00 p.m.

CARRIED

Edward (Ted) Comiskey, Mayor

Michael Graves, Clerk

