

LAC LA BICHE COUNTY

**OFF-SITE LEVIES
STRATEGIC SESSION**

DATE: June 26, 2014
TIME: 10:30 a.m.
PLACE: Council Chambers
County Centre

AGENDA

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. DELEGATIONS
 - 3.1 Delegation – Greg Weiss, President, CORVUS Business Advisors – Off-Site Levies.
4. DISPOSITION OF DELEGATIONS
 - 4.1 Delegation – Greg Weiss, President, CORVUS Business Advisors – Off-Site Levies.
5. ADJOURNMENT

**LAC LA BICHE COUNTY
OFF-SITE LEVIES
STRATEGIC SESSION**

COUNTY CENTRE, LAC LA BICHE

June 26, 2014 – 10:30 a.m.

Minutes of the Lac La Biche County Strategic Session held on June 26, 2014 at 10:30 a.m.

CALL TO ORDER Acting Mayor Nowak called the meeting to order at 10:36 a.m.

PRESENT

John Nowak	Acting Mayor
Wanda Austin	Councillor
Richard Olson	Councillor
David Phillips	Councillor
MJ Siebold	Councillor
Hajar (Jerry) Haymour	Councillor

**STAFF IN
ATTENDANCE**

Shadia Amblie	Interim Chief Administrative Officer/ Manager, Communications
Melanie McConnell	Interim Assistant Chief Administrative Officer/Manager, Legislative Services
Dan Small	Senior Manager
Maurice Gushta	Manager, Finance
Joanne Onciul	Legislative Services Coordinator

REGRETS

Tim Thompson	Councillor / Acting Deputy Mayor
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ADOPTION OF AGENDA

SS.14.014	Motion by Councillor Haymour to approve the June 26, 2014 Strategic Session agenda as presented.
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CARRIED UNANIMOUSLY

DELEGATIONS

3.1 Greg Weiss, President, CORVUS Business Advisors – Off-Site Levies.

Council and Administration were introduced to all those present.

Greg Weiss, President, CORVUS Business Advisors, provided a PowerPoint presentation with key points as follows:

- Background of CORVUS;
- Does growth pay for growth? Capital costs associated with soft and hard services;
- Onsite / Offsite infrastructure;
- Developments and Offsite Levies;
- Advantages / Disadvantages of offsite levies;
- Legislation pertaining to offsite levies;
- Triggers for offsite levies – subdivision and development agreements;
- Reviewed several factors in calculating off-site levies;
- Reviewed CORVUS model;
- Overview of offsite levy project;

Councillor Phillips left Council Chambers at 11:33 a.m.

Councillor Phillips returned to Council Chambers at 11:34 a.m.

Mr. Weiss continued with his presentation. Other key points discussed were as follows:

- Front ending projects – Project paid for upfront and paid back over time from offsite levies collected;
- Potential for certain land areas to be more expensive to develop than others;

Councillor Austin left Council Chambers at 11:38 am.

Councillor Austin returned to Council Chambers at 11:39 a.m.

- Current rates within the CORVUS model for Lac La Biche County were discussed;
- Suggestions were made to review the basins and model.

RECESS

Acting Mayor Nowak called a recess at 11:54 a.m.

RECONVENE

Acting Mayor Nowak reconvened the meeting at 12:07 p.m. with all those Members of Council previously listed in attendance.

DELEGATIONS

3.1 Greg Weiss, President, CORVUS Business Advisors – Off-Site Levies (continued).

Mr. Weiss provided an overview of the current CORVUS model used by Lac La Biche County. Discussion ensued regarding the same.

IN CAMERA SESSION

SS.14.015 Motion by Councillor Austin to go in camera at 12:40 p.m.

CARRIED UNANIMOUSLY

3.1 Greg Weiss, President, CORVUS Business Advisors – Off-Site Levies (section 25 FOIP).

SS.14.016 Motion by Councillor Phillips to proceed with the meeting out of camera at 1:05 p.m.

CARRIED UNANIMOUSLY

DELEGATIONS

3.1 Greg Weiss, President, CORVUS Business Advisors – Off-Site Levies (continued).

Discussion ensued regarding the CORVUS Model.

DISPOSITION OF DELEGATIONS

4.1 Greg Weiss, President, CORVUS Business Advisors – Off-Site Levies.

Councillor Haymour left Council Chambers at 1:09 p.m.

SS.14.017 Motion by Councillor Olson to direct Administration to bring forward updates to the Offsite Levy Bylaw 11-010 and the Offsite Levy Policy PI-61-011 to a future meeting.

CARRIED UNANIMOUSLY

Councillor Haymour returned to Council Chambers at 1:20 p.m.

ADJOURNMENT

SS.14.018 Motion by Councillor Haymour to adjourn the Strategic Session of June 26, 2014 at 1:24 p.m.

CARRIED UNANIMOUSLY

John Nowak, Acting Mayor

**Shadia Amblie
Interim Chief Administrative Officer**

ADOPTED