



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN



COUNCIL MINUTES PUBLIC MEETING OF COUNCIL (Development Charges – Statutory Public Meeting)

MEETING NO. EIGHT HELD: Monday, May 25th, 2009 – Township Administration Building, 318 Canborough Street, Smithville, Ontario – 6:30 p.m.

PRESENT:

Council:	Mayor Katie Trombetta Alderman Mary Dinga Alderman John Glazier Alderman Norm Johnson Alderman Douglas Joyner * Alderman Sue-Ellen Merritt Alderman Mike Rehner *
Staff:	Derrick Thomson, CAO Carolyn Langley, Clerk Stephanie Nagel, Treasurer/Director of Finance * Brian Treble, Director of Planning & Building Kathy Sipos, Public Works Manager
Other:	Andrew Grunda, Watson & Associates Economists Ltd.

NOTE: Amendment to minutes approved at June 22 council meeting to add Kathy Sipos, Public Works Manager and Andrew Grunda, Watson & Associates Economists Ltd. As being in attendance.

Media: Dave Chappel, West Niagara News*
*** IN ATTENDANCE PART TIME**

1. **PURPOSE OF THE MEETING:**

Mayor Trombetta declared that this is a public meeting of Council being held under Section 12 of the *Development Charges Act, 1997*. The purpose of the meeting is to give the public an opportunity to ask questions, provide comments, and make representations on the Development Charge Background Study dated May 8, 2009 and proposed By-law. Council will not be taking any action this evening on this report or bylaw.

2. **PRESENTATION:**

- (a) Mr. Andrew Grunda, Watson & Associates Economists Ltd.
Re: Review of Development Charge Background Study dated May 8, 2009 and proposed By-law

Mayor Trombetta advised that prior to receiving the public comments, our consultant, Andrew Grunda of Watson & Associates Economists Ltd., would be doing a brief presentation on the findings of the study.

Alderman Joyner entered the meeting at approximately 6:55 p.m.

Mr. Grunda reviewed his presentation which is attached as Schedule “A” to these minutes.

3. COMMENTS FROM PUBLIC:

There were no Members of the Public present.

Mayor Trombetta then opened the floor to questions and comments from Members of Council.

In response to Alderman Rehner’s inquiry regarding the population figures, Mr. Grunda provided the calculation and rationale for the projected growth figures.

In response to Alderman Merritt’s inquiry regarding whether there were any new township-wide charges that were not included in the previous study, Mr. Grunda answered that there were not.

In response to Alderman Merritt’s inquiry regarding whether grants from the province were accounted for, Mr. Grunda responded that the only grants considered in the study were the ones relating to the Wellandport Library and Firehall, noting that if the grants were approved, they will be taken into account and adjusted on the next review.

In response to Alderman Merritt’s inquiry regarding whether we could amend the by-law if the urban boundary was adjusted, Mr. Grunda advised that the by-law could be amended at any time however, the whole process would have to be repeated including a new background study.

In response to Alderman Merritt’s question regarding whether the Township would have to pay to redo the entire study again, Mr. Grunda responded that they would and that other municipalities were in the same boat.

In response to Alderman Merritt’s statement questioning if the Township was forced to do this study now, Mr. Grunda confirmed that it was required.

In response to Alderman Johnson’s inquiry regarding why the DC rate was decreasing, Mr. Grunda responded that the rates were based on the capital needs of the municipality and that the costs were dependant on the nature of those capital needs. Mr. Grunda stated that a majority of the Township’s needs were to free up capacity as well as the addition of a sewer main on Spring Creek Road. Mr. Grunda noted that replacement costs were not DC eligible.

The CAO advised that West Lincoln was in the early stages of identifying infrastructure needs and would be undertaking master plans that will identify those needs which could then be included in the next DC study. The CAO advised that straight replacement costs do not qualify as Development Charge items.

In response to Alderman Glazier's statement that the Baker Road facility was not included in the study, Mr. Grunda stated that it was not as it would be a Regional charge and future related infrastructure costs would be included in our next DC study.

In response to Alderman Merritt's statement that we are always behind because this is based on a prediction of our needs, Mr. Grunda responded that this statement was partly correct as some of the costs are based on forecasts, however, he noted that we need master plans to substantiate future needs and in order to justify these future costs in the background study.

The CAO provided as an example, the new fire station, noting that we would be collecting at the current station rate and when the new station opens, we can collect for the increased value of the new fire hall.

Mayor Trombetta advised that, having heard all of the comments, this public meeting was now concluded and thanked Members of Council for their comments. Mayor Trombetta further advised that the deadline for the receipt of written responses was June 4, 2009 and that Council would be considering the by-law at its June 22, 2009 Council meeting.

4. ADJOURNMENT:

Mayor Trombetta declared the Public Meeting adjourned at the hour of 7:15 p.m.

CAROLYN LANGLEY, CLERK

MAYOR KATIE TROMBETTA