

**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**

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**John Nowak, Acting Mayor**

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**Shadia Amblie  
Interim Chief Administrative Officer**

ADOPTED