

**MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING OF COUNCIL
of the Town of Banff in the Province of Alberta
Town Hall Council Chamber
Monday, May 14, 2018 at 2:00 pm**

COUNCIL MEMBERS PRESENT

Karen Sorensen	Mayor
Grant Canning	Councillor
Ted Christensen	Councillor and Acting Mayor
Corrie DiManno	Councillor and Deputy Mayor
Chip Olver	Councillor
Peter Poole	Councillor
Brian Standish	Councillor

COUNCIL MEMBERS ABSENT

ADMINISTRATION PRESENT

Robert Earl	Town Manager
Kelly Gibson	Director, Corporate Services
Chris Hughes	Manager, Finance
Chad Townsend	Manager, Environmental Services
PH Gagnon	Engineering Coordinator
Brennan David	Engineering Coordinator
Tara Johnston-Lee	Municipal Clerk

1.0 CALL TO ORDER

The Mayor called the regular meeting of council to order at 2:00 p.m.

2.0 APPROVAL OF AGENDA

2.1 Regular Meeting Agenda

COU18-125 Moved by Councillor Christensen that council approve the agenda for the May 14, 2018 regular meeting of council with the following amendment:

- remove Library Board delegation from the agenda.

CARRIED

2.2 2018 Council Workplan

Received as information.

3.0 ADOPTION OF PREVIOUS COUNCIL MINUTES

3.1 Minutes of the April 23, 2018 Regular Meeting of Council

COU18-126 Moved by Councillor Standish that council adopt the minutes of the April 23, 2018 regular meeting of council as presented.

CARRIED

3.2 Minutes of the April 30, 2018 Special Meeting of Council

COU18-127 Moved by Councillor Poole that council adopt the minutes of the April 30, 2018 special meeting of council as presented.

CARRIED

4.0 DELEGATIONS

4.1 Banff Public Library

This delegation was removed from the agenda.

5.0 PUBLIC INPUT ON AGENDA ITEMS

5.1 Hugh Pettigrew, Resident – Tax Rate Bylaw

Mr. Pettigrew spoke against the proposed tax rate and tax rate split presented in proposed Bylaw 240-15. His speaking notes have been added to the minutes of this meeting.

6.0 UNFINISHED BUSINESS

None considered.

7.0 BYLAWS AND STAFF REPORTS

7.1 Canoe Concession Contract

The current contractors were in the gallery to answer any questions from council.

COU18-128 Moved by Councillor Standish that council direct administration to enter into negotiations with the current canoe concession operator for a 2-year extension to October 15, 2020.

CARRIED

Canning and Sorensen opposed

7.2 2018 Tax Rate Bylaw

COU18-129 Moved by Councillor Olver that council give first reading to Bylaw 240-15 – 2018 Tax Rate Bylaw as presented.

CARRIED

COU18-130 Moved by Councillor DiManno that council give second reading to Bylaw 240-15 – 2018 Tax Rate Bylaw as presented.

COU18-131 Moved by Councillor Olver that council amend motion COU18-130 by deleting the following words in ~~strikeout~~ and adding the following words in underline:

That council give second reading to Bylaw 240-15 – 2108 Tax Rate Bylaw ~~as presented~~ with the following amendments:

- Amend the numbers in section 2.1 to reflect bringing the percentage of commercial municipal taxes collected to 76% of overall municipal taxes collected.

CARRIED

Canning, DiManno and Sorensen opposed

The vote followed on motion COU18-130 as amended: That council give second reading to Bylaw 240-15 – 2108 Tax Rate Bylaw with the following amendments:

- Amend the numbers in section 2.1 to reflect bringing the percentage of commercial municipal taxes collected to 76% of overall municipal taxes collected.

CARRIED

DiManno and Sorensen opposed

By unanimous consent, council postponed further consideration of Bylaw 240-15 to provide time for administration to return to the meeting with the text amendments required after second reading for council's further consideration of the bylaw.

7.3 Trails Master Plan Implementation – On Road Routes for Tunnel and Buffalo

COU18-132 Moved by Councillor Olver that council direct administration to implement the plans to create dedicated on-road routes for Tunnel Mountain Road and Buffalo Street in the spring of 2018.

CARRIED

Standish and Christensen opposed

7.4 Town Hall Front Entry Modernization

The report was received as information.

8.0 COMMITTEE AND BOARD REPORTS

8.1 Development Appeal Board Order 02-18

Received as information.

8.2 Development Appeal Board Order 03-18

Received as information.

8.3 Minutes of the April 11, 2018 Meeting of the Municipal Planning Commission

Received as information.

8.4 Bow Valley Reginal Housing Monthly Bulletin

Received as information.

8.5 Bow Valley Regional Housing – The Bow River Lodge Update

Received as information.

By unanimous consent, council considered agenda item 12.0 next.

12.0 IN CAMERA

12.1 Parks Canada Issue

COU18-133 Moved by Mayor Sorensen that council move in camera at 3:18 p.m. to discuss matters protected under the Freedom of Information and Protection of Privacy Act where public disclosure could be harmful to:

- harmful to intergovernmental relations (s.21)
- advice from officials (s.22)

CARRIED

Attending the In Camera Session with Council:

Name		Reason
Robert Earl	Town Manager	Provide Information/Advice

COU18-134 Moved by Councillor Olver that council return to the public meeting at 3:51 p.m.

CARRIED

7.2 2018 Tax Rate Bylaw (continued)

Administration distributed to council:

- the full text of Bylaw 240-15-2018 Tax Rate Bylaw as amended at second reading;
- an amended Tax Levy Estimate based on a 4.41:1 Tax Spilt
- an amended Impact on Sample Residential Properties

The bylaw and documents have been added to the agenda package of this meeting.

COU18-135 Moved by Councillor Poole that council go to third reading of Bylaw 240-15 – 2018 Tax Rate Bylaw.

CARRIED

COU18-136 Moved by Mayor Sorensen that council give third reading to Bylaw 240-15 – 2018 Tax Rate Bylaw as amended and presented.

CARRIED

9.0 CORRESPONDENCE

None received.

10.0 NEW BUSINESS

None considered.

11.0 PUBLIC INPUT ON AGENDA ITEMS

None received.

13.0 ADJOURNMENT

COU18-137 Moved by Councillor Standish that council adjourn the May 14, 2018 regular meeting of council at 3:55 p.m.

CARRIED

Karen Sorensen
Mayor

Tara Johnston-Lee
Municipal Clerk

Minutes approved by: _____

Subject: RE: 2018 Tax Rate Bylaw 240-15

Dear Mayor and Council,

RE: 2018 Tax Rate Bylaw 240-15

I would like for Council to give further consideration with respect to the proposed 2018 Tax Rate Bylaw. As mentioned in the decision report, the rate of inflation in 2017 was **1.1%**, and the proposed 7.37% tax rate is way too high for our times. This proposed tax increase is **6.7 times** the calculated annual inflation rate. This will result in an **overall +29%** increase in property tax, as calculated over the last five (5) years.

EXAMPLES/FACTS:

- **An average** 2017 residential property, valued of \$416,200.00 paid **\$ 2,430 in 2017 property taxes.**

The same residential property now assessed at 17% higher (as per average increase noted on our tax notices) than in 2017 and is now valued at **\$ 487,000.00** and will pay : **\$2,635.00** in 2018. **That is +\$205 over 2017 rates** and note that this is compounding. Note that: the same property had an assessment of \$305,000 (in 2013) and was assessed at \$416,200 (in 2017) and is now assessed at \$487,000.00 (in 2018).

The annual property tax on same has gone from \$1,675 (2013) to \$2,164 (2018) or a **29%** increase over 5 years (referenced from the assessment rolls and Tax rate Bylaws/mill rates for the same period). Statistics Canada reported a 7.76% increase in CPI for Alberta over the same period. For comparison, had we applied the Alberta CPI rate for the same period, the same property would be paying \$1,805.00 in 2018 not \$2,635.00 -as it will now be the case. That is an additional \$830 per year and that is compounding!!!

REQUEST FOR ADDITIONAL INFORMATION:

As described in the backgrounder of the decision report:

"the 2018 Non-residential to Residential Tax Split The 2018 Financial plan identifies a target tax split of between 3:1 and 6:1 guidance to set the split at a rate that will share the overall tax increase equally between the non-residential and residential sectors. To accomplish this, the tax rate split should be set at 4.045:1. " This recommendation is from Admin.

The decision report that is in front you today has only one (1) tax rate split option of 4.045:1 for Council to consider. I strongly believe and therefore request that more options be put on the table. Council needs to know the cause and effect of such variants. Before you reach your decision on Monday, I am requesting that we look at various tax rate split options. Perhaps, three (3) additional scenarios could be presented for Council to consider:

What would a 4.25:1 tax rate split look like? What would a 4.50:1 tax rate split look like? What would a 5:1(maximum allowed?) tax rate split look like?

In closing, Council has a number of tools available including reducing the tax requisition before adopting this bylaw. This includes reducing the budget and/or adjusting the tax rate split recognising the benefitters of such a high budget. Thank you for your consideration!

Sincerely,

Hugh Pettigrew