

**TOWN OF BLACK DIAMOND/ M.D. OF FOOTHILLS  
ANNEXATION NEGOTIATING COMMITTEE MEETING**

Thursday, September 6, 2018 at 10:00 A.M.  
Town of Black Diamond, Council Chambers

**MEETING PARTICIPANTS**

Town Of Black Diamond

Mayor, Ruth Goodwin  
Deputy Mayor, Brian Marconi  
Councilor, Jackie Stickel  
Planning Manager, Rod Ross  
Planning and Development Officer, Denice Stewart

Municipal District of Foothills

Deputy Reeve Delilah Miller  
Councilor, Jason Parker  
Municipal Manager, Harry Riva Cambrin  
Planning and Development Officer, Drew Granson

Gallery

David Hawking  
Diana Hawking

Regrets

CAO, Sharlene Brown  
Reeve Larry Spilak  
Director of Planning, Heather Hemingway

1. **Call to Order**

The meeting was called to order at 10:10 A.M. by Mayor Ruth Goodwin.

Mayor Goodwin acknowledged and welcomed individuals in the gallery for observation and completed a review of emergency evacuation procedures and building facilities for the Black Diamond Town Office and Council Chambers. Committee Members, planning staff, and public attendees greeted and introduced themselves.

2. **Adoption of Agenda**

Committee members agreed to move items #4 and #7 to the end of the meeting for convenience as Closed Meeting items.

Councillor Jason Parker moved to accept the Agenda for the September 6<sup>th</sup>, 2018, Annexation Negotiation Committee Meeting.

3. **Adoption of June 28<sup>th</sup>, 2018, Minutes**

Deputy Reeve Delilah Miller moved to accept the Meeting Notes for the June 28<sup>th</sup>, 2018, Annexation Negotiation Committee Meeting.

5. **Public Consultation Program**

Mr. Rod Ross provided a summary and update of the Public Consultation Strategy, including a review of two notification and invitations letters for the October 15<sup>th</sup> Open House; for landowners within the proposed annexation area and for landowners within the IDP area but outside of the proposed

annexed lands. Committee members discussed the letters and acknowledged them as satisfactory as drafted.

Committee Members reviewed the Draft FAQs noting minor textual corrections and suggest wording to provide clarification that connecting to town utilities would be considered as a “triggering event” whereby landowners would no longer be taxed at the Foothills rate.

Mr. Ross provided a review of the Black Diamond Annexation webpage, noting that it is still under development with the intent that it will be ready to launch following the open house.

Mayor Goodwin recommended that a page be added to include an annexation process flow chart and “we are here” update.

Committee Members reviewed the drafted Joint Press Release, noting that when the Town and MD are reference together, the Town should be listed first; ie. “Town of Black Diamond and MD of Foothills”. Planning Staff to include link to the Black Diamond Website and contact information for Rod Ross and Drew Granson within the press release.

Committee Members confirmed the Open House date of October 15<sup>th</sup>, 2018, from 4pm to 8pm, as noted within the drafted Joint Press Release.

Mr. Ross reviewed the Opinion Survey questions. Committee members discussed minor changes in wording to ensure questions were clear and concise.

Committee Members discussed the release date of the Opinion Survey and determined that the survey should be open from October 15<sup>th</sup> through October 22<sup>nd</sup> and provide the survey at the open house for those that wish to fill in manually. As well, members felt it would be beneficial to provide an option for landowners to include contact information if they wanted follow up from the Town.

Councillor Parker asked whether further review or changes to the proposed annexation lands would be necessary following the open house. If any amendments were needed, could they be addressed through the public hearing with each Council?

Mr. Harry Riva Cambrin noted that this would be dependent on the comments received at the open house. If general support is received then could proceed to a public hearing, but if feedback necessitates significant changes then a second open house may be required.

Committee Members discussed potential timeline for drafting annexation agreement following the open house and proposed that at the November 1<sup>st</sup>, 2018, meeting, members could discuss open house feedback to determine if a second open house is necessary or to proceed with to a public hearings. Committee members set a goal to hold respective Public Hearings in December if only one open house is needed, or early January if a second open house is required.

### **Recess**

Mayor Goodwin moved to break for a 15 minute recess at 11:40am.

### **Reconvene**

Mayor Goodwin moved to reconvene the Annexation Negotiation meeting at 12:02pm.

## **8. Taxation and Assessment of Annexed Properties**

Mr. Ross noted two primary concerns for the landowners subject to annexation, being property assessment and taxation. Farm buildings within rural municipalities are typically exempt from assessment and subsequently taxation; however, the Town does not have such exceptions for specific

buildings which may result in significant increase of assessed values. In addition, the Town has higher tax rates than the MD.

The potential increase in taxation often results in landowners voicing opposition to annexation. The committee members were advised to discuss timeline whereby annexed lands would be assessed and taxed as though they were still within the MD, noting that the MGB states that special tax provisions should generally be no longer than 15 years, unless under special circumstances; however, recent annexations have considered as long as 50 years. This tax provision would only be applied on a particular property until such time that the landowner undertook development, referred to as a "triggering event". Such events may include a development permit, redesignation, subdivision, or connecting to Town services.

Mr. Ross noted that for each year that the Town assesses and taxes newly annexed lands at the MD rate, the Town would forgo approximately \$10,000 in tax revenue.

Committee Members discussed timelines for granting a tax exception, no timeline was determined.

Councillor Brian Marconi moved to include agenda item #6 as a Closed Meeting Item.

Councillor Parker moved to go into a Closed Meeting at 12:18 pm.

4. **Landowner Consultation Updates**

Closed Meeting Item

6. **Boundary Roads**

Closed Meeting Item

7. **Compensation for Annexed Properties & Infrastructure**

Closed Meeting Item

Councillor Parker moved to go out of Closed Meeting at 2:07 pm

9. **Next Meeting**

The following meeting was agreed upon:

- November 1, 2018, at 9:30 am, at the Town of Black Diamond Council Chambers.

10. **Adjournment**

Mayor Goodwin moved to adjourn the September 6<sup>th</sup>, 2018, meeting at 2:10 pm.