

TOWNSHIP OF RAMARA  
COMMITTEE OF THE WHOLE  
Monday, February 16, 2004  
Report 05/04

ATTENDEES:

- |                  |   |
|------------------|---|
| Mayor            | Bill Duffy                                    |
| Deputy Mayor     | Dan McMillan                                  |
| Councillor       | Marilyn Brooks                                |
| Councillor       | Basil Clarke                                  |
| Councillor       | Nadir Jamal                                   |
| Councillor       | John O'Donnell                                |
| Councillor       | Neal Snutch                                   |
| Richard P. Bates | CAO/Clerk                                     |
| Margaret Black   | Treasurer                                     |
| Jennifer Connor  | Council/Committee Secretary                   |
| Mandy Duncan     | Recreation/Community Development Co-ordinator |

Committee of the Whole met at 7:00 pm and recommends the following to Council:

SECTION A

DISCLOSURE OF PECUNIARY INTEREST

Councillor Marilyn Brooks declared a conflict of interest with item 8.1 (salaries and honourariums) as she has relatives that work for the Township.

DEPUTATIONS/PRESENTATIONS

ENVIRONMENTAL SERVICES

CW.49.04 THAT we purchase an Ontario Municipal Water Association membership for Dave Stephen and the Township of Ramara. The cost to purchase the membership is approximately \$400.00. (W/WW-01-04)

## **ADMINISTRATION/FINANCE/PERSONNEL**

CW.50.04 THAT we discussed the draft Procedure Bylaw and make sure one further amendment to delete from Section 25.1 the words "as may be deemed necessary";  
AND THAT the bylaw be advertised as required by the Municipal Act.

## **PLANNING & DEVELOPMENT**

CW.51.04 THAT we provide to all County Council members our Engineer's reply to the County's request for a possible bump up to the Environmental Assessment for a haul route along Concession B/C.

## **CULTURE & RECREATIONAL SERVICES**

CW.52.04 THAT we forward the correspondence from the Ministry of Citizenship and Immigration regarding volunteer service awards to the Community Centre Boards and Community Associations for their input to nominations.

## **TRANSPORTATION SERVICES**

CW.53.04 THAT we receive the memo dated February 16, 2004 from the Works Superintendent regarding the Trenouth Bridge opening.

CW.54.04 THAT we receive the memo dated February 16, 2004 from the Works Superintendent regarding the turn around incident at Plum Point where a plow damaged a garage.

## **ENVIRONMENTAL SERVICES**

## **ADMINISTRATION/FINANCE & PERSONNEL**

CW.56.04 THAT we defer Report CD-10-04 (Municipal VoterView) to 2004 budget deliberations.

CW.58.04 THAT we receive the memo dated February 16, 2004 from the Treasurer regarding 2004/2005 insurance coverage;  
AND THAT resolution CR.70.04 is hereby rescinded;  
AND THAT the renewal offer from Frank Cowan Company be accepted increasing our liability maximum to 25 million in the amount of \$124,472.00 plus applicable taxes.

## **PROTECTIVE SERVICES**

CW.59.04 THAT we receive the memo dated February 16, 2004 from the Fire Chief regarding Rescue 2 being out of service.

CW.60.04 THAT we receive the memo dated February 16, 2004 from the Fire Chief regarding replacement fire fighters;  
AND THAT Scott Shaw replace Dan Burgie at Fire Hall #3;  
AND THAT Adam Rockall replace Ted MacDonald at Fire Hall #3.

Committee of the Whole went In Camera at 9:58 pm and came out at 10:22 pm.

CW.61.04 THAT we discussed a litigation matter (Attia).

CW.62.04 THAT we discussed a property matter (Stone Eagle).

CW.63.04 THAT we discussed a property matter (Gamebridge Developments)

CW.64.04 THAT we discussed nominations for Volunteer Service Awards.

CW.65.04 THAT we discussed nominations for the Ramara Chamber of Commerce Business Achievement Awards.

#### SECTION B

CW.66.04 THAT we meet with the Ontario Trillium Foundation program managers and the Ministry of Tourism and Recreation representative at their convenience in March 2004;  
AND THAT we direct staff to complete the application for the Ramara Trails Committee for possible submission following the meeting;  
AND THAT we request the Ramara Centre Board of Management complete their needs study as soon as possible;  
AND THAT immediately following our meeting with the Ontario Trillium Foundation and the Ministry of Tourism and Recreation we prioritize the order of applications for funding.  
(CD-09-04)

#### SECTION C

CW.67.04 THAT we discussed the proposed Lake Simcoe Region Conservation Authority budget for 2004 and agree to the following budget items:

-	general levy	\$19,862.00
-	groundwater management	1,042.00
-	natural hazard mapping a three year commitment of \$25,000 annually	25,000.00
-	LSEMS/LEAP program	<u>10,126.00</u>
	TOTAL	\$56,030.00

#### SECTION D

CW.68.04 THAT the salary grid for staff, Schedule "B" to Bylaw 2003.13 be amended to reflect a 2.6% increase which will become effective on March 1, 2004;  
AND THAT the salary grid for Council and Committee of Adjustment members Schedule "A" to Bylaw 2003.25 be amended to reflect a 2.6% increase which will

SECTION E

CW.69.04

THAT in accordance with motion CW.298.03 to reorganize the administration into five service areas, we:

1. Combine the Clerks and Treasury into one department to be known as Corporate Services and generally responsible for:

- administration
- election
- financial
- property
- information technology
- bylaw enforcement; and
- recreation services

2. Appoint Margaret Black as Manager of Corporate Service/Treasurer at her current salary range of \$62,624 to \$73,675;

3. Provide the necessary training and experience to promote Janice McKinnon to the position of Municipal Clerk within a three year period;

AND THAT Corporate Services investigate the development of a customer service centre by cross training the positions of receptionist, inquiry clerk/cashier, treasury secretary/cashier and works/fire secretary to together carry out all duties now assigned separately to each position and to include a computerized tracking system to handle complaints all under the direction of the Deputy Clerk. That the necessary funds be included in the budget of 2004 to train staff. That once trained, all positions be paid at Band 4;

AND THAT Corporate Services investigate providing Township wide recreational services (as contemplated by the Recreation Master Plan), including the running of all programs at the Ramara Centre, the cost of hiring necessary staff, the management of community facilities (as recommended in the efficiency study) and the creation of an Advisory Board;

AND THAT Corporate Services plan, advertise and run the summer day camp program at both Brechin and the Ramara Centre;

AND THAT Corporate Services take over and run all existing recreation programs at the Ramara Centre effective April 1, 2004;

AND THAT the Manager of Corporate Services review all user fees and charges by September 2004 to ensure that users are paying their share and not supported through the tax levy;

AND THAT all necessary bylaws be amended to accommodate the required changes.

(CD-10-04)

SECTION F

CW.70.04 THAT the Treasurer adjust the 2004 budgets for the appropriate service areas to reflect the following at the WEBP building:

- 2002 - 2004 construction costs
  - Environmental Services \$117,298.
  - Building & Planning Services 358,972.with final adjustments after construction is complete in 2004
- utility charges effective July 1, 2004
  - Environmental Services 30%
  - Building & Planning Services 50%
  - Municipal Works 20%

AND THAT Building & Planning Services reimburse the Township over the next 3 years, the approximately \$108,500. required to renovate the building to accommodate their use.

SECTION G

(CD-12-04)

CW.55.04 THAT we purchase a laptop computer at a cost of \$2,500.00 plus GST prior to the final operating budget being adopted by Council. (CD-11-04)

SECTION H

CW.57.04 WHEREAS since the first Assessment Act was passed in 1850 municipalities have been attempting to improve the assessment base on which taxes are levied to provide a fairer and more equitable fundamental process to provide for both stability and continuity;  
WHEREAS the basis of the current real property assessment process is premised on "what a willing buyer will pay a willing seller" and;  
WHEREAS the core of all real property assessment process is to portray equality between various classes of property and;  
WHEREAS the stability of real property assessment forms the foundation on which a municipality builds its economy and bases its tax revenues and;  
WHEREAS the introduction of CVA (current Value Assessment) as presented by MPAC (Municipal Property Assessment Corporation) has created instability in municipalities across Ontario by presenting unrealistic spiralling values for properties thereby causing anxiety in the minds of property owners; and  
WHEREAS under CVA the volatility of assessed value results in a higher number of reconsiderations and/or appeals adding instability to the municipal budgeting process and to financial operations; and

WHEREAS MPAC has stated publically to Councils that decisions made by the ARB (Assessment Review Board) are routinely ignored or modified in subsequent years; and

WHEREAS when MPAC shows utter disregard for the authority granted the ARB by Statute by ignoring ARB ruling this causes property owners to pursue the costly drawn out process each and every year they own the properties in question; and

WHEREAS CVA is inherently unstable because property location is the driving force of CVA property assessment values; and

WHEREAS CVA assessment now and in the future with its continuing changing yearly value provides no stable continuity on which a municipality can base its budget forecasts due to the state of flux of assessment values caused by CVA process; and

WHEREAS the whole premise of CVA places an unrealistic value on a property which has not yet been sold and upon which a capital gain has not been realized; and

WHEREAS minimum educational requirements and standard accreditation have not been imposed on assessors by MPAC thereby creating doubt in the ability of MPAC to provide a professional product; and

NOW THEREFORE be it resolved that:

1. The Premier of Ontario be petitioned to implement a methodology for real property assessment in Ontario which would alleviate the current instability created by the present CVA method to both municipalities and property owners by implementing the following measures:
  - a) immediately reinstate minimum educational requirements and accreditation of assessors;
  - b) abandon the premise that assessed values include a hypothetical component reflecting an unrealized capital gain caused by the dominant and inappropriate influence that location has in calculating that value;
  - c) create a stable continuing assessment base which can be used by municipalities as a stable base for budget forecasts and the calculation of property taxes;
  - d) enact a regulation which immediately establishes the ARB's decision as final and not to be arbitrarily overruled or ignored by MPAC in the following or future years;
  - e) immediately strike a task force comprised of Ontario government representatives, recognized municipal associations such as AMCTO, MFOA, AMCTO and recognized independent experts in the field of assessment and other related disciplines;
  - f) outline a strict time schedule for all reporting an progress reports to be filed with the government and that a deadline be established for the final report including proposed legislation open to public review and comment to be submitted to the appropriate parliamentary committee for presentation to the House for passage into law; and
2. FURTHER that this resolution when passed by this Council be forwarded to the Premier, Ministers of Finance and Municipal Affairs and Housing for their action; and
3. FURTHER that following endorsement by Council that this resolution be forwarded to the local MPP for his/her awareness of the extent of dissatisfaction with CVA within the riding.

## **ADJOURNMENT**

Committee of the Whole adjourned at 10:23 pm.