



PUBLIC MINUTES

STANDING POLICY COMMITTEE ON FINANCE

Monday, May 1, 2017, 2:01 p.m.
Council Chamber, City Hall

PRESENT: Councillor A. Iwanchuk, Chair
His Worship Mayor C. Clark (Ex-Officio) at 2:21 p.m.
Councillor C. Block
Councillor B. Dubois
Councillor M. Loewen

ABSENT: Councillor R. Donauer, Vice Chair

ALSO PRESENT: Councillor H. Gough
CFO/General Manager, Asset & Financial Management K. Tarasoff
Solicitor B. Bleakney
Deputy City Clerk D. Kanak
Committee Assistant H. Thompson

1. CALL TO ORDER

The meeting was called to order at 2:01 p.m.

2. CONFIRMATION OF AGENDA

Moved By: Councillor Dubois

That the agenda be confirmed as presented and that the speakers be heard.

(Councillor Donauer was not present.)

In Favour: Councillor Iwanchuk, Councillor Block, Councillor Dubois and Councillor Loewen

CARRIED UNANIMOUSLY

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Councillor Block

That the minutes of Regular Meeting of the Standing Policy Committee on Finance held on April 3, 2017 be adopted.

(Councillor Donauer was not present.)

In Favour: Councillor Iwanchuk, Councillor Block, Councillor Dubois and Councillor Loewen

CARRIED UNANIMOUSLY

5. UNFINISHED BUSINESS

6. COMMUNICATIONS (requiring the direction of the Committee)

6.1 Delegated Authority Matters

6.2 Matters Requiring Direction

6.3 Requests to Speak (new matters)

6.3.1 Tools Used in Mass Appraisal for Residential Homes [File No. CK. 1616-1]

Requests to speak on the matter were provided from Mr. Mark Bobyn and Mr. Jerry Kristian.

Mr. Mark Bobyn addressed the Committee regarding the 2017 assessment notice and the tools used to calculate the assessment indicating the need for a locational tool to deal with properties negatively impacted by sewage treatment and odor issues.

Mr. Jerry Kristian also addressed the Committee regarding his 2017 assessment notice and the tools used to calculate the assessment, citing similar concerns and the need for additional tools to deal with impact on property value.

CFO/General Manager, Asset and Financial Management Department Tarasoff, Solicitor Bleakney, and City Assessor Huisman provided information about the available tools, as well as the role and makeup of the Board of Revision.

His Worship, the Mayor entered the meeting at 2:21 p.m. during discussion on the matter.

Moved By: Councillor Loewen

That the information be received.

(Councillor Donauer was not present.)

In Favour: Councillor Iwanchuk, Mayor C. Clark, Councillor Block, Councillor Dubois and Councillor Loewen

CARRIED UNANIMOUSLY

7. REPORTS FROM ADMINISTRATION

7.1 Delegated Authority Matters

7.1.1 Internal Audit Budget Information Update – March 2017 [File No. CK. 1600-3 and AF. 1600-1]

Moved By: Councillor Dubois

That the information be received.

(Councillor Donauer was not present.)

In Favour: Councillor Iwanchuk, Mayor C. Clark, Councillor Block, Councillor Dubois and Councillor Loewen

CARRIED UNANIMOUSLY

7.1.2 Carrying Costs of Land Holdings [File No. CK. 4020-1, AF. 4110-1 and LA. 4110-1]

CFO/General Manager, Asset and Financial Management Department Tarasoff and Director of Saskatoon Land Long addressed questions of the Committee regarding the current land holdings and the carrying costs.

Moved By: Councillor Block

1. That the information be received.
2. That the Administration report by September 2017 on all Saskatoon Land inventory in the downtown and any approved plans for development.

Moved By: Mayor C. Clark

3. That the Administration report on the carrying costs of all the serviced land holdings in Saskatoon.

(Councillor Donauer was not present.)

In Favour: Councillor Iwanchuk, Mayor C. Clark, Councillor Block, Councillor Dubois and Councillor Loewen

CARRIED UNANIMOUSLY

7.1.3 Administrative Response and Timelines – PwC – Review of Saskatoon Transit Resources and Scheduling [File No. CK 1600-18, x 7300-1 and TR 7300-1]

Reports from the Internal Auditor, PricewaterhouseCoopers LLP and from the General Manager, Transportation and Utilities Department were provided.

Jesse Radu, Internal Auditor, PricewaterhouseCoopers LLP, was in attendance and reviewed the provided report.

Director of Saskatoon Transit answered questions of the Committee regarding the coordination and synchronization between Saskatoon Transit and the Planning and Development Division.

Moved By: Councillor Loewen

1. That the reports of the Internal Auditor, PricewaterhouseCoopers LLP and the General Manager, Transportation and Utilities Department, dated May 1, 2017, be received as information; and
2. That the *In Camera* Report considered by the Standing Policy Committee on Finance at its *In Camera* meeting held on April 3, 2017, remain *In Camera* under Sections 16(1)(c), 16(1)(d), 17(1)(d) and 17(1)(f) of *The Local Authority Freedom of Information and Protection of Privacy Act*.

(Councillor Donauer was not present.)

In Favour: Councillor Iwanchuk, Mayor C. Clark, Councillor Block, Councillor Dubois and Councillor Loewen

CARRIED UNANIMOUSLY

7.2 Matters Requiring Direction

7.2.1 Lease of Former Railway Spur Line to Shaw Cablesystems (Sask) Ltd. – Airport Business Area [File No. CK 4225-1, AF 4225-1 and LA 4225-64-1]

Councillor Loewen excused herself from the meeting at 3:15 p.m. and was not present for the vote.

Moved By: Councillor Dubois

That the Standing Policy Committee on Finance recommend to City Council:

1. That the Administration be authorized to remove the 6-month termination clause from the proposed lease between the City of Saskatoon and Shaw Cablesystems (Sask) Ltd. for a portion of Parcel A, Plan No. 75S10686, Extension 2;
2. That the Administration be authorized to consider and amend the 6-month termination clause if other lessees of Parcel A, Plan No. 75S10686 approach the City of Saskatoon wishing to make significant site improvements to the land; and
3. That the City Solicitor be requested to prepare the appropriate agreements, and that His Worship the Mayor and the City Clerk be authorized to execute the agreements under the Corporate Seal.

(Councillor Donauer and Councillor Loewen was not present.)

In Favour: Councillor Iwanchuk, Mayor C. Clark, Councillor Block and Councillor Dubois

CARRIED UNANIMOUSLY

7.2.2 River Landing Land Sale and Lease Update [File No. CK. 4129-5, x 4215-1, x 4225-1 and CP. 4129.056]

Director of Environmental and Corporate Initiatives Wallace provided a PowerPoint presentation and answered questions of the Committee.

Moved By: Councillor Dubois

That the report of the General Manager, Corporate Performance Department, dated May 1, 2017, be forwarded to City Council for information.

(Councillor Donauer was not present.)

In Favour: Councillor Iwanchuk, Mayor C. Clark, Councillor Block, Councillor Dubois and Councillor Loewen

CARRIED UNANIMOUSLY

7.2.3 SW Corner of Idylwyld Drive and 33rd Street – Retro Petro Land Acquisition for Future Intersection Improvements [File No. CK. 4020-1 and LA 4021-016-001]

Solicitor Bleakney addressed questions of the Committee.

Moved By: Councillor Block

That the Standing Policy Committee on Finance recommend to City Council:

1. That the Administration be authorized to purchase a portion of Surface Parcel No. 120012376 from 626052 Saskatchewan Ltd. for future intersection improvements as per the details noted in the May 1, 2017 report of the CFO/General Manager, Asset and Financial Management Department;
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal; and
3. That the Dedicated Roadway Reserve be used as the funding source for this acquisition, including legal, administrative, and disbursement costs.

(Councillor Donauer was not present.)

In Favour: Councillor Iwanchuk, Mayor C. Clark, Councillor Block, Councillor Dubois and Councillor Loewen

CARRIED UNANIMOUSLY

7.2.4 Request for Post-Budget Approval – Capital Project #1411 IS – Land Development - Aspen Ridge Residential Area [File No. CK 4131-32, x 1702-1 and TU 4111-56]

Director of Saskatoon Land Long answered questions related to absorption of residential lots and modification of the phasing of this project.

Moved By: Councillor Dubois

That the Standing Policy Committee on Finance recommend to City Council:

1. That a post-budget increase to Capital Project #1411 IS – Land Development – Aspen Ridge Residential Area, in the amount of \$8,598,000 be approved; and
2. That the post-budget increase be funded from the Prepaid Services Reserves and the Property Realized Reserves (Fund 50).

(Councillor Donauer was not present.)

In Favour: Councillor Iwanchuk, Mayor C. Clark, Councillor Block, Councillor Dubois and Councillor Loewen

CARRIED UNANIMOUSLY

7.2.5 Ideas Inc. Lease Renewal [File No. CK 600-3 and CP 4129-022]

Moved By: Councillor Dubois

That the Standing Policy Committee on Finance recommend to City Council:

1. That the Lease and Operating Agreement between the City of Saskatoon and Ideas Inc. respecting 420 Avenue B South be approved; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and The City Clerk be authorized to execute the agreement under the Corporate Seal.

(Councillor Donauer was not present.)

In Favour: Councillor Iwanchuk, Mayor C. Clark, Councillor Block, Councillor Dubois and Councillor Loewen

CARRIED UNANIMOUSLY

**7.2.6 Business Improvement Districts' 2016 Financial Statements
[File No. CK 1680-1 and AF 1680-2 x 1680-3 x 1680-4 x 1680-5 x
1680-6]**

Moved By: Councillor Dubois

1. That the 2016 Audited Financial Statements from the Saskatoon Downtown, Broadway, Riversdale, Sutherland, and 33rd Street Business Improvement Districts be received as information; and
2. That this report be forwarded to City Council for information; and
3. That the Administration request that all of the Business Improvement Districts' future Financial Statements be submitted to City Council in a specific standard format.

(Councillor Donauer was not present.)

In Favour: Councillor Iwanchuk, Mayor C. Clark, Councillor Block, Councillor Dubois and Councillor Loewen

CARRIED UNANIMOUSLY

8. URGENT BUSINESS

9. MOTIONS (notice previously given)

10. GIVING NOTICE

Councillor Block gave the following Notice of Motion:

"Take Notice that at the next meeting of the Standing Policy Committee on Finance, I will move the following motion:

That the Administration be directed to analyze all possible tools to develop a fair and equitable process for assessment where gross inconsistencies are present, including but not limited to the approach used in other Canadian cities;

That should gross inconsistencies be found to be a reasonable cause for assessment adjustment, and an appropriate tool be found to address these inequities, that administration bring forth a recommendation to retroactively compensate homeowners affected based on the 2017 re-assessment; and

That the Municipal Review Commission be directed to study and report back on best practices regarding the appeals process, to ensure a fair hearing, including

but not limited to the role of the administration as assessor and appeals adjudicator."

11. ADJOURNMENT

The meeting adjourned at 3:49 p.m.

Councillor A. Iwanchuk, Chair

D. Kanak, Deputy City Clerk