

MINUTES
South-West Oxford/Ingersoll Boundary Discussion Committee
April 18th, 2017 at 4:00 p.m.
at the
JC Herbert Room, Ingersoll Town Hall

Present: South-West Oxford Mayor David Mayberry, South-West Oxford Councillor George Way (Chair of South-West Oxford Boundary Adjustment Committee), South-West Oxford Councillor Gerry Mitchell, Ingersoll Mayor Ted Comiskey, Ingersoll Deputy Mayor Fred Freeman (Chair of Ingersoll Boundary Adjustment Committee), Ingersoll Councillor Gord Lesser

Staff: South-West Oxford Clerk Lisa VanderWallen, South-West Oxford C.A.O. Mary Ellen Greb, Ingersoll Economic Development Officer Curtis Tighe, Ingersoll Treasurer Iryna Koval

Regrets: ROEDC Economic Development Officer Bernia Wheaton, Ingersoll CAO Bill Tigert

Call Meeting to Order

Chair Fred Freeman called the meeting to order at 4:00 pm and a quorum was present.

Declaration of Pecuniary Interest

There were no declarations.

Discussion Items

Ingersoll – April 18, 2017 response to SWOX's offer for discussion.

Mr. Fred Freeman provided a brief summary of Ingersoll's response to SWOX's offer for discussion and the committee discussed the compensation arrangement sequentially.

1. CAMI Lands

Mr. Freeman mentioned that Ingersoll has reconsidered its stance on CAMI lands and feels that taxes in perpetuity would be a fair offer for the CAMI lands. Mr. Freeman said that Ingersoll cannot afford a lump sum payment. Mayor Mayberry asked why CAMI was being re-included into discussions and Mr. Freeman explained that it was removed because of the high cost for lump sum payment, but Ingersoll felt that taxes in perpetuity would make more sense for the CAMI lands. Mayor Comiskey mentioned that it was important to have CAMI in Ingersoll to him and that for clarity of boundaries it made more sense. Warden Mayberry asked how public relations with CAMI would be handled and Mayor Comiskey responded that through communications and diplomacy it should be a smooth transition with CAMI. Mr. Freeman indicated that since it's such a rare situation it should be simplified by being part of the Town and not divided. Mayor Mayberry then asked how the complexity of tax adjustments with CAMI and write-offs

will be handled, Ingersoll Treasurer Iryna Koval replied that it would have to be handled once decisions with MPAC have been made, but write-offs would have to be absorbed by both the Town of Ingersoll and Township of South-West Oxford. Ms Koval also indicated that the current situation is 80% of CAMI taxes go to Ingersoll and 20% to South-West Oxford. Mayor Comiskey indicated that Ingersoll was looking for agreement in principle and minor details could be decided upon later. South-West Oxford CAO Mary Ellen Greb asked if legacy write-offs would be a condition of agreement. Ms Koval replied yes, and they would seek guidance from MPAC on how that could be handled.

2. SWOX Taxes

Mr. Freeman indicated that Ingersoll is willing to offer South-West Oxford pre-boundary adjustment taxes on all lands transferred in perpetuity and include South-West Oxford's tax increases on all Industrial and Commercial lands until the land is developed.

3. Revenue Sharing

Mr. Freeman indicated that in addition to existing taxes in perpetuity, Ingersoll would be willing to pay 16% of all taxes received by Ingersoll on any commercial and industrial lands. Ingersoll would also be willing to pay \$250 for each residential unit at South-West Oxford's calculation of 528 houses at the time of issuance of a building permit which would total \$132,000, or for simplicity would be willing to offer \$150,000 over 3 years upon agreement of boundary adjustment.

Mayor Mayberry indicated that they expect \$800 per household based on the Brantford-Brant deal. Mr. Freeman indicated that \$800 was too high and that they would need to meet somewhere in the middle.

4. Revenue Sharing

Mr. Freeman indicated that Ingersoll was in agreement with tax phasing in on properties. 8 year phase in for residential, 5 year phase in for all other lands.

5. Development Densities

Mr. Freeman indicated that the Town of Ingersoll would make every effort to ensure that 11 units per net acre would be achieved on residential lands.

6. Energy Initiatives

Mr. Freeman explained that Ingersoll is willing to do their best to promote builders to develop homes that are built for the future including energy efficiency, solar ready rooftops, and garages being wired for EV charging units.

Mr. Freeman indicated that he had a conversation with Ingersoll's CBO and that the CBO mentioned that a by-law across the Town could ensure that this takes place on all new builds.

7. Penalty Provisions

Mr. Freeman indicated that Ingersoll agrees with SWOX and has offered to pay based on 528 residential building permits. Ingersoll will make every effort to ensure that land is used efficiently in employment and residential lands.

8. Shared Industrial Park

Mr. Freeman indicated that Ingersoll is fine with SWOX not participating as a partner on its industrial lands on Clark Road. Ingersoll will not agree to SWOX developing an industrial park west of Tire Craft.

9. CPR Lands

Mr. Freeman explained that Ingersoll disagrees with SWOX retaining the CPR lands and insists that CPR lands are included in the discussions. This is another reason why the Town has included CAMI lands back into the discussion.

10. Boundary Road Agreement

Mr. Freeman mentioned that Ingersoll is in agreement to negotiate a boundary road agreement on all roads that are shared due to boundary adjustments.

11. Other Items

Mr. Freeman indicated that the Town of Ingersoll agrees to SWOX's terms on Fire Protection that an agreement will be reached and SWOX will provide fire coverage on lands until fire hydrants are in place. SWOX will be reimbursed on a per call basis.

Mr. Freeman indicated that Ingersoll will pay SWOX for LED lights that are included in the boundary adjustment areas.

Mr. Freeman indicated that Ingersoll will not agree to not oppose any OPAs that SWOX proposes on SWOX industrial lands.

General Annexation Discussion

Mayor Mayberry asked if there would be a minimum amount of taxes that would be guaranteed to SWOX. Mayor Comiskey replied that if Ingersoll's tax income is reduced, SWOX's taxes would be reduced as well.

Mayor Mayberry asked why Ingersoll is opposing an Industrial park in SWOX on Ingersoll's border. Mayor Comiskey and Mr. Freeman both indicated that Ingersoll would not be able to compete with SWOX based on taxes alone, and Industrial lands within Ingersoll would not sell.

The committee further discussed residential, commercial and industrial compensation to SWOX.