



**TOWN OF ROCKY MOUNTAIN HOUSE
CLEARWATER COUNTY
JOINT COUNCIL AGENDA**



January 24, 2017

2:00 PM

Council Chambers

4340 – 47 Avenue, Rocky Mountain House, AB

A. CALL TO ORDER

B. AGENDA ADOPTION

C. DRAFT JOINT SERVICING AGREEMENT

D. IN CAMERA*

1. Legal

* For discussions relating to and in accordance with: a) the Municipal Government Act, Section 197(2) and b) the Freedom of Information and Protection of Privacy Act, Section 23(1) (a)

E. ADJOURNMENT



**TOWN OF ROCKY MOUNTAIN HOUSE
CLEARWATER COUNTY
JOINT COUNCIL
Agenda Item**



REPORT TITLE: DRAFT Joint Servicing Agreement							
AGENDA DATE: January 24th, 2017							
PRESENTER: Meghan Jenkins, Planning Manager	Parkland Community Planning Services						
ATTACHMENTS: Power Point Presentation slides	REVIEWED BY: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><u>Town of RMH</u> Municipality</td> <td style="width: 33%;"><u>Todd Becker</u> CAO</td> <td style="width: 33%;"><u>January 20, 2017</u> Date</td> </tr> <tr> <td><u>Clearwater County</u> Municipality</td> <td><u>Ron Leaf</u> CAO</td> <td><u>January 20, 2017</u> Date</td> </tr> </table>	<u>Town of RMH</u> Municipality	<u>Todd Becker</u> CAO	<u>January 20, 2017</u> Date	<u>Clearwater County</u> Municipality	<u>Ron Leaf</u> CAO	<u>January 20, 2017</u> Date
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Conformance to Town Council Plans and existing laws, and County Council Plans and existing laws:

Conforms with:	Yes/No/Partial/NA	Comments:
Bylaws/Laws/Policies	Yes	Inter-Municipal Development Plan
Sustainability Plan	Yes	Town's Sustainability Plan- Economic Development
Council Strategic Plan/Priorities	Yes	<u>County Strategic Plan</u> Objective 1.1 Plan for a well designed and built community Objective 1.3 Generate an innovative local economy that stimulates opportunities for investment, business and training. Strategies 1.3.1 Collaborate with the Town of Rocky Mountain House to identify growth areas adjacent to the Town with the intent of addressing the lack of serviced residential, commercial and industrial properties. <u>Town Strategic Plan</u> Council Objective 1.0 Residential Development Council Objective 1.1 Commercial and Industrial Development Council Objective 1.3 Regional Economic Development
Budget/Long Term Plans	Yes	Town's 2009 Land Supply and Growth Study
Effects on future budgets	Yes	Infrastructure Investment; Tax revenue sharing
Regional Impacts	Yes	Stronger Together regional collaboration Bill 20

Background/Introduction:

In the fall of 2014 the Town Council and County Council agreed in principle to work toward developing a framework that would encourage land development and economic development in a manner that would benefit both municipalities. Over the subsequent months Town and County staff and the IDP Committee have worked to identify what changes are required from a planning perspective (e.g. IDP review, ASP development, annexation application) as well as undertake preliminary engineering relating to the sharing of Town water and sewer services.

Subsequently, the Town and County IDP Committee members (“IDP Committee”) and Town and County staff began a process of policy review. This review also took into account aspects of the respective Town and County Strategic Plans as well as the vision set out in the *Stronger Together: An Intermunicipal Collaborative Framework*

In accordance with Section 4 of the current Rocky – Clearwater Intermunicipal Development Plan (IDP, adopted July, 2007), the IDP Committee and staff have identified a Joint Development Area that will target specific industrial and commercial growth for this region.

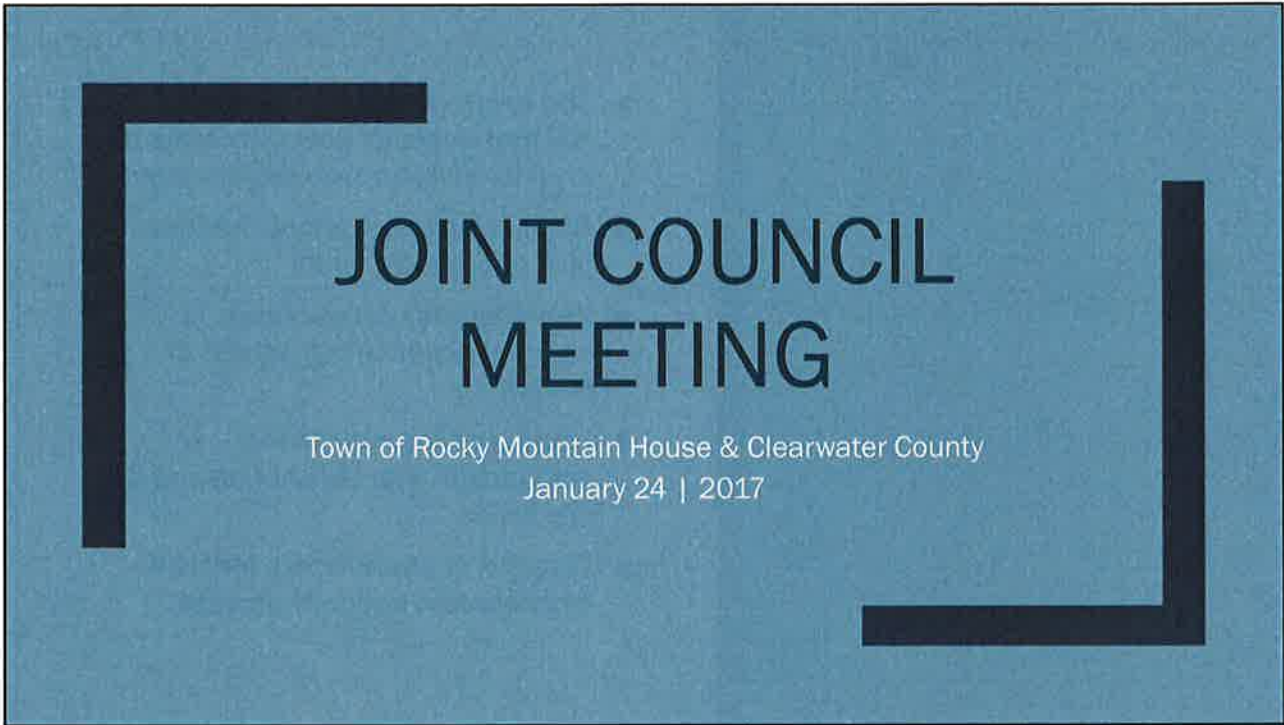
The concept of the Joint Development Area is to utilize the Town’s assets of water and wastewater facilities, as well as the County’s assets of availability of land and non-residential tax rate in order to encourage economic development.

On May 17th, 2016 joint Councils publicly introduced the Joint Development Agreement and the policies and administrative processes associated with a Joint Development Area. Today, the purpose is to publically introduce the Joint Service Agreement.

At the conclusion of the meeting staff will be asking both Councils for permission to proceed with community engagement, which will begin with an open house.

Recommended Communications:

- Initiation of a Public consultation process is recommended by both Administrations as a next step of moving forward with the Joint Development Area Agreement and the update to the Inter-municipal Development Plan. This will include advertisement and letters to “affected parties” for invitation to an upcoming Open House.



Meeting Objectives

- Regional Economic Development Initiative
 - *Community collaboration*
 - *Public engagement*

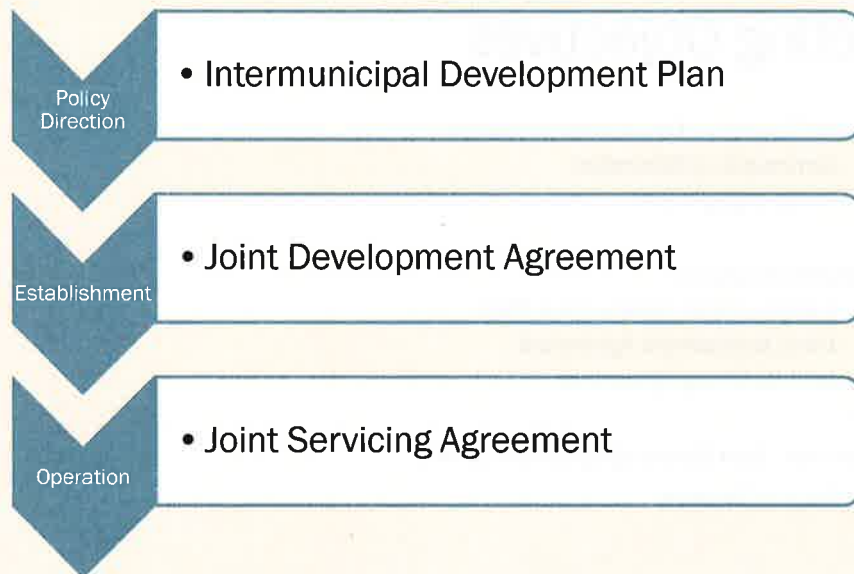
- Principles & purpose
 - *Intermunicipal Development Plan*
 - *Joint Development Agreement*
 - *Joint Servicing Agreement*

- In camera - Joint Servicing Agreement terms
- Next Steps & Timeline

Joint Development Initiative

An investment in the future of the community

- The result of building on existing IDP and Regional policy to create an area for collaborative development
- Build on strategic priority address lack of available lands
- Demonstrates collaborative, regional planning highlighted in MMGA
- Leverages Town W/WW in conjunction with tax sharing and Off site levies
- Creation of streamlined, efficient development approval process



Joint Servicing Agreement

Utility Servicing

Cost Sharing

Cost Recovery

- Cost Recovery

- *As development occurs within the JDA the cost of infrastructure impacts will be recovered through an Off Site Levy*

JOINT COUNCIL MEETING

In Camera Discussion

<h1>Joint Servicing Agreement</h1> <p><u>Utility Servicing</u></p> <p>Cost Sharing</p> <p>Cost Recovery</p>	<ul style="list-style-type: none">■ Utility Servicing<ul style="list-style-type: none">- <i>Fair and non-discriminatory rates based on the actual cost of providing service</i>- <i>Service agreements directly between Town and user</i>- <i>Town ownership and maintenance of all public water and wastewater infrastructure</i>
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<h1>Joint Servicing Agreement</h1> <p>Utility Servicing</p> <p><u>Cost Sharing</u></p> <p>Cost Recovery</p>	<ul style="list-style-type: none">■ Cost Sharing<ul style="list-style-type: none">- <i>The cost of installing initial water and wastewater connections to the JDA shall be shared proportionally between the Town and County</i>
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Next Steps

- Request for direction
 - Joint Servicing Agreement
 - Additional Information?

Timeline

Joint Council Meeting – Presentation of finalized JDA and JSA Consideration of 1 st Reading to IDP bylaw	Late February/Early March
Public Information Session(s)	Late March/Early April
Joint Public Hearing	April
Joint Council Meeting – Potential 2 nd /3 rd Readings of IDP bylaws	April/Early May
Agreement Signing Ceremony	May