

December 15, 1980.
7 p.m.

A Special Meeting of City Council was held this evening when the following members were present - His Worship Mayor G. Parisien, Aldermen D. Armstrong, R. Aubry, G. Cameron, R. Lalonde, A. LeBano, A. LeBlanc, G. Leger, J. Pescod, J. Samis, G. Samson and W. Wise. Alderman Guindon joined the meeting at 8:40 p.m.

Section 86, The Assessment Act

A public meeting was held this evening to consider whether Council should adopt market value assessment under Section 86 in 1981 or defer such action until another year.

The Commissioner of Finance explained to the Council and the audience that he had received a telephone call from the Regional Assessment Office advising that the Minister requires a commitment from Council to either adopt or not adopt Section 86 no later than December 16th. He went on to explain that Council at the meeting of December 8th made a motion to defer the matter until further information was available which action did not provide Administration with any directive to send to the Minister.

It was then moved by Aldermen Wise and Aubry that the City of Cornwall adopt market assessment (Section 86 of The Assessment Act) for the year 1981; and that the City of Cornwall adopt Section 505(a) of The Municipal Act and not Section 505; and that the City of Cornwall nominates the Commissioner of Finance to deal with all appeals regarding market assessment along the following guidelines:

- a) that over a period of four years no increase due to market assessment of \$200 or 20% per year whichever is greater be allowed in all classes;
- b) that all builders who have large tax increases shall be dealt with on the basis of their total land holdings and be allowed such relief as is just and fair;
- c) that other relief may be allowed as is deemed just and fair for the individual person or company;
- d) notwithstanding any of the aforementioned guidelines it is herein stated that the annual increase in the millrate is to be allowed in addition to the aforementioned figures of \$200 or 20%.

Mayor Parisien allowed all members of Council to express their position in regards to this matter and after considerable deliberation asked for a 10-minute break at 8:30 p.m. after which the public was allowed to express their opinion. In resuming the meeting at 8:40 p.m. Mayor Parisien recognized Alderman Guindon who had just arrived from a previous engagement.

The following people introduced themselves and expressed the following comments.

George Assaly - Mr. Assaly stated that he is a residential and commercial taxpayer and that he is mainly concerned with the centre core of the city. He added that all he was asking for was equality in assessment. He felt that after 26 years, it was time that all property owners be treated on an equal basis and that the means of assessing be the same for everyone.

Gunther Paschek, owner of Fairview Garage, questioned why this had not been an election issue and felt that this urgency was pushing taxpayers into submission. It was his opinion that this matter should be deferred until 1982 and that the year 1981 be used to make the public more aware of market value implications.

Don Proulx indicated that he has been a resident of Cornwall for 61 years. He felt that if Council voted now on this issue they would be acting too quickly. He indicated that he is concerned that other municipalities had deferred taking action this year, therefore why could the City not do the same. Commenting on an earlier statement, he suggested that if certain businesses are presently overassessed there is always the Assessment Review Court to relieve them of any burden.

Don Roberts stated that the AMO which represents every municipality in Ontario supports Section 86 and also reminded everyone that 371 municipalities in Ontario have adopted this new market assessment plan. He felt that perhaps he had been subsidizing his neighbours long enough and that this plan should be implemented immediately.

Mike Burgess, President of the Cornwall Builders Association, felt that because of increased interest rates and many cases of increased taxes because of Section 86, homeowners will be forced to give up their properties. He failed to understand how 24 years of inequality could be resolved in a 3- or 4-hour meeting. He suggested that this plan be implemented in 1982 and in the meantime input could be obtained from city residents.

G. Revell, President of Cornwall Temple Inc., a non-profit organization, indicated that he was the only private citizen to appear before the Blair Commission when property tax reform was being considered. He noted that in the City of Ottawa the implementation of Section 86 caused the tax base to be disrupted and could not see why Cornwall would be any different. He agreed that Section 86 is the right way of correcting inequities but more facts should be known before Council makes a decision.

Fred Empey, Chairman of the Brookdale Tenants Association, was puzzled why government would refuse to give more information and at the same time demand an early response by City Council. He also noted that if Section 86 was implemented in so many other municipalities why the City could not obtain more information than it presently has.

Andy Tothfaluse presented himself as owner of property on the Pitt Street Mall, Brookdale Avenue, as well as residential. He stated that this whole country is based on justice and if Section 86 is considered at this time as the most just means of assessing and taxing residents it should be implemented. He stated that he is aware that he will have a tax increase on some properties and a decrease on others but the fairness of the program is really what counts.

Ian McNabb, Downtown BIA, stated that he was employed with the Ministry of Revenue for 13 years and understood inequities that exist under the present system. He explained what would happen with his commercial property on The Mall if Section 86 is implemented. He failed to understand why he should be forced to compete with other store owners in other parts of the city on a different tax base. He stated that as far as he is concerned this is the time to introduce fairness to all taxpayers and hoped that Council would see it this way this evening.

Reese Powell, Director of Good Neighbour Services, in answer to earlier comments indicated he did get grants for his services and that Section 86 should be supported.

At this point Mayor Parisien asked for a vote on the motion and Alderman Lebano requested a recorded vote which resulted as follows -
For the Motion: Aldermen Armstrong, Pescod, Samis, Wise, Leger and Aubry. Against the Motion: Aldermen Lebano, Lalonde, Cameron, Guindon, Samson and LeBlanc.
The vote was tied and Mayor Parisien voted for the motion. The motion carried.

By-law 156 - To authorize Beauchemin, Beaton, Lapointe Consultants to undertake an Industrial Park Development Study

Moved by Aldermen LeBlanc and Pescod that By-law 156 be read a first, second and third time and finally passed. Carried


By-law 157 - To repeal By-law 1581, 1964 being a by-law to licence, regulate and govern keepers of stores and shops where tobacco, cigars and cigarettes are sold by retail


Moved by Aldermen Guindon and Aubry that By-law 157 be read a first, second and third time and finally passed. Carried

By-law 158 - To repeal By-law 1514, 1963 being a by-law to licence and regulate theatres in the City


Moved by Aldermen Pescod and Lebano that By-law 157 be read a first, second and third time and finally passed. Carried

The meeting adjourned at 10:30 p.m.


Clerk


Mayor

Jan 12/81
COUNCIL ACTION
COMMUNICATIONS (REG)
COMMUNICATIONS (CONSENT)
COMMUNICATIONS (CLOSED)
APPROVED
RECEIVED
FILED
DEFER
COMMENTS _____


CLERK