

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL
HELD ON TUESDAY, MAY 1, 2012 IN THE MUNICIPAL OFFICE,
COUNCIL CHAMBERS**

Present: Mayor Dick Richards

Councillors A. Campbell, D. Bachman, M. Fischer, L. Thorogood,
P. Simons & S. Wildeboer

CAO R. Stoutenberg
Assistant CAO G. Switenky

Press (2)

Absent: None

Call to Order: Mayor D. Richards called the meeting to order at 6:30 p.m.

1/2. **Agenda Additions/Approval:**

Motion 12:05:01 Moved by Councillor Bachman to approve the agenda as presented.

MOTION CARRIED
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held April 17, 2012

Motion 12:05:02 Moved by Councillor Thorogood that the Minutes of the Regular Meeting of Council held on April 17, 2012 be approved as presented.

MOTION CARRIED
Unanimous

(b) Business Arising from the April 17, 2012 Meeting Minutes

None

(c) Minutes of the Special Meeting of Council held April 24, 2012

Motion 12:05:03 Moved by Councillor Wildeboer that the Minutes of the Special Meeting of Council held on April 24, 2012 be approved as presented.

MOTION CARRIED
Unanimous

(d) Business Arising from the April 24, 2012 Special Meeting Minutes

None

4. **Citizen's Forum:** (a) No one was present at the Citizen's Forum

5. **Delegations:** (a) 7:15 P.M. – Patsy L. Lattery re: Bylaw 1976-08

This item was dealt with later in the meeting.

(b) 7:30 P.M. – Kevin Duval, Alberta Animal Services re: Spring Bylaw Report & Request for Input

This item was dealt with later in the meeting.

6. **Administration:**

(a) Alberta Municipal Affairs – Financial Indicator Graphs for the Year Ended December 31, 2010

CAO R. Stoutenberg explained that the 2010 Financial Indicator Graphs have been prepared by Alberta Municipal Affairs using municipal financial and statistical data.

The graphs compare Stettler against actual results from 19 municipalities with populations between 4,599 and 7,248. Stettler's population size used is 5,843 and is directly in the middle of the grouping of municipalities compared. The graphs compare the results over the past five year period.

The package is intended to serve as a tool that may assist Council and Administration with operational decisions. The comparative measures may be useful in assessing past performance and for future budgetary planning. Each municipality is compared to a group of similar sized urban municipalities, or to rural municipalities with similar tax base.

CAO, R. Stoutenberg interpreted the information on a graph by graph basis. He cautioned Council that each municipality in the group may have different levels of service/facilities in their community, therefore some comparisons could be skewed as a result. Stettler's services and facilities should be similar to most of the larger municipalities in the population grouping.

In summary, the Town of Stettler compared favorably (lower) over the past five years in most per capita and/or taxation level categories.

Motion 12:05:04

Moved by Councilor Fischer that the Town of Stettler Council accept for information purposes the Financial Indicator Graphs for the year ended December 31, 2010 as prepared by Alberta Municipal Affairs.

MOTION CARRIED
Unanimous

(b) 2012 Operating (Tax) Budget

Assistant CAO, G. Switenky presented the 2012 Operating Budget and reviewed the information presented in the Memorandum.

The 2012 Operating Budget has been prepared based on the approved 3 year 2012 – 2014 Interim Operating Budget (December 6, 2011), the approved 2012 Capital Budget (January 3, 2012) and includes several adjustments that are considered necessary due to improved forecasting.

Property values for 2012 assessment purposes increased by \$19.26 million (2.92%) over 2011 including \$13.36 million (2.02%) due to new construction growth, \$5.90 million (0.90%) due to inflation.

The combined 0.85% inflationary increase is comprised of the following breakdown by class: existing residential properties appreciated by an average of 0.07% while non-residential properties appreciated by an average of 3.16%.

Relative tax shifting will occur between properties within the same tax class based on unequal inflationary changes, however, given the use of a split municipal tax (mill) rate no municipal tax burden shifting will occur between tax classes.

The 2012 Interim Operating Budget previously anticipated a 3% tax increase for municipal purposes from both tax classes, with school and housing authority tax impacts being extra. Since then the actual 2012 education and housing requisitions have been received and incorporated into the overall tax (mill) rate calculations. It was noted that both external tax requisitions exceeded 2011 levels.

Municipal taxes are the primary component comprising roughly 2/3rds of the annual property tax notice amount. However the other major component is the Education Property Tax Requisition, roughly 1/3rd which also has a significant impact on the overall amount of property taxes collected from both classes. The average percentage changes/increases necessary from pre-existing 2011 property tax classes as follows:

	Residential	Non-Residential
Municipal	3.00%	3.00%
Education	12.75%	10.21%

The proposed equal municipal tax rate percentage increase when combined with differing education tax rate percentage increases (for each class) will result in unequal average percentage increases between both tax classes.

A summary of 2012 Property Tax Options was prepared to quantify alternative cumulative financial/budgetary impacts at various taxation increases over 2011 levels.

Assistant CAO G. Switenky also noted that the average financial "Real Dollar" impact on each property class based on the combined property tax increase from all tax authorities is:

Residential	+6.39%
Non-Residential	+5.64%
Combined	+6.15%

Round table discussion ensued respecting impacts to the amount available for capital purposes and the optics of a responsible tax increase given the current economic climate in the community. Council was mindful of the importance in generating an adequate amount of funds available for capital purposes annually.

Assistant CAO G. Switenky reviewed the relatively minor forecasting changes that Administration has incorporated in the Tax Operating Budget versus the Interim Budget. He noted that \$897,760 still remains available for capital purposes in the Tax Operating Budget as presented; this is the same amount as was available in the Interim Operating Budget.

Discussion continued regarding the necessity for this municipal tax increase. It was mutually supported that the net impact on overall tax levels within both classes of property for 2012 is reasonable and responsible under the current economic circumstances.

Assistant CAO G. Switenky also commented that Alberta Seniors has an application based program to provide Education Property Tax Assistance for Seniors. Under this program Alberta homeowner seniors are eligible for a rebate to cover the year-to-year increase to the education portion of their property taxes over a base year amount. In prior years (since 2004) most homeowner seniors did not see any annual education increase; however they may in 2012.

Members of Council expressed their appreciation towards Administration for presenting Council with a clear and comprehensive set of taxation options to consider and debate.

Motion 12:05:05

Moved by Councillor Bachman that the Town of Stettler Council adopt, per Section 242(1) of the Municipal Government Act, the 2012 Operating Budget for the Town of Stettler as presented with combined expenditures and transfers totaling \$15,242,315 and with average municipal property tax class increases as follows:

Residential	3%
Non-Residential	3%

MOTION CARRIED
Opposed: Councillor Campbell

Mayor Richards with the mutual consent of Council varied the order of the agenda to consider Agenda Item 10(a) Bylaws.

10. **Bylaws:** (a) 2028-12 re: Tax Rate Bylaw

Mayor Richards explained that Bylaw 2028-12 is to authorize the rates of taxation to be levied against assessable property within the Town of Stettler in the Province of Alberta for the 2012 Taxation Year.

Motion 12:05:06

Moved by Councillor Bachman that the Town of Stettler Council give first reading to Bylaw 2028-12.

MOTION CARRIED (6-1)
Opposed: Councillor Campbell

Motion 12:0507

Moved by Councillor Fischer that the Town of Stettler Council give second reading to Bylaw 2028-12.

MOTION CARRIED (6-1)
Opposed: Councillor Campbell

Motion 12:05:08

Moved by Councillor Thorogood that the Town of Stettler Council give permission for third and final reading to Bylaw 2028-12.

MOTION CARRIED
Unanimous

Motion 12:05:09

Moved by Councillor Simons that the Town of Stettler Council give third and final reading to Bylaw 2028-12.

MOTION CARRIED (6-1)
Opposed: Councillor Campbell

(c) CAO Report

CAO R. Stoutenberg highlighted his monthly organizational report to Council.

Motion 12:05:10

Moved by Councillor Fischer that the Town of Stettler accept the CAO Report for the month of April as presented.

MOTION CARRIED
Unanimous

(d) Bank Reconciliation as of March 31, 2012

Motion 12:05:11

Moved by Councillor Campbell that Bank Reconciliation as of March 31, 2012 be accepted as presented.

MOTION CARRIED
Unanimous

5. Delegations:

(a) 7:15 P.M. – Patsy L. Lattery re: Bylaw 1976-08

Patsy Lattery & Ray Cerniuk entered the meeting at 7:15 p.m.

Mayor Richards welcomed P. Lattery and R. Cerniuk to the meeting.

R. Cerniuk distributed a comprehensive handout (Duo-Tang) for each Member of Council. He verbally reviewed the handout for the Members of Council.

The essence of his presentation is to bring to Council's attention a serious drainage problem between two (non-cooperating) adjacent property owners.

R. Cerniuk on behalf of P. Lattery requests the Town's assistance, under the provisions of Town drainage bylaws, to enforce the stoppage of migrating water from her neighbors (private) property. They believe that considerable water is leaking from an abandon underground cistern located next door and causing extensive damage to their property, including the creation of a sink hole in the back yard and the erosion of steps and sidewalks in the front yard.

Discussion ensued regarding the (assumed) poor condition of an underground cistern located on the adjacent property, and whether it can be determined that this cistern is likely contributing to P. Lattery's drainage problems/damages.

Discussion continued respecting the Town's bylaw enforcement initiatives to date; including requests to the owners for the installation of adequate eavestroughing and directional drainage control measures for both relatively small sheds in question.

Discussion concluded respecting the understanding of the Town's responsibility/ability to help within bylaws and/or whether this issue is primarily a civil matter between two property owners.

CAO R. Stoutenberg explained that given the nature of this issue involving the threat of potential litigation, Administration has prepared a chronological report for Council to review later in the meeting while In-Camera.

Mayor Richards thanked P. Lattery and R. Cerniuk for attending Council to express their concerns, and for providing each Council Members with a well put together information package to illustrate their concerns.

P. Lattery and R. Cerniuk departed the meeting at 7:38 p.m.

(b) 7:30 P.M. – Kevin Duval, Alberta Animal Services re: Spring Bylaw Report & Request for Input

Kevin Duval, Alberta Animal Services entered the meeting at 7:38 p.m.

Mayor Richards welcomed K. Duval to the meeting.

K. Duval presented and reviewed the spring 2012 Bylaw Report to Council.

He highlighted the primary areas of bylaw enforcement that will be his focus throughout the spring including:

- Parking Enforcement
- Nuisance Properties
- Weed Control
- Animal Licensing and Awareness
- Municipal Outreach

Discussion ensued regarding various bylaw interpretations and concerns identified by Members of Council.

Discussion continued regarding the timing associated with the required appeal process for weed control, and the need to expedite the process to ensure compliance in a timely manner. It was agreed that K. Duval will bring a separate report to a later Council Meeting to review the required process and any other implications including the establishment of an appeal panel to adjudicate any appeals.

In conclusion, K. Duval reviewed enforcement statistics for 2012 year-to-date.

Mayor Richards directed Council's attention to Correspondence item 11(a) regarding the Town's limited ability to control crows under Provincial Legislation, especially within urban jurisdictions.

K. Duval stated that he will respond directly to the author of the letter and provide him with information as presented at Council. He noted further that he will prepare a public information pamphlet to identify ways to prevent crows from establishing in an area.

Mayor Richards expressed Council's appreciation for the way he performs his challenging duties with civility and in a respectful manner. He further thanked K. Duval for his informative presentation and for the valuable services he provides within the community.

K. Duval departed the meeting at 8:15 p.m.

- (e) Accounts Payable in the amount of \$343,990.96

Motion 12:05:12

Moved by Councillor Bachman that Accounts Payable in the amounts of, \$70,207.98 and \$273,782.98 for the period ending April 26, 2012 for a total amount of \$343,990.96 having been paid, be accepted as presented.

MOTION CARRIED
Unanimous

7. **Council:**

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Richards

- Apr 10-16 - Holidays in Georgia.
- Apr 18 - Kevin Sorenson Candidate Forum.
 - Senior facilities tour in Bashaw/Camrose/Bawlf.
- Apr 20 - Signing cheques.
 - Field House Tour.
- Apr 23 - Election.
- Apr 24 - Lunch Meeting re: SRC and Tour.
 - Special Council Meeting.
 - Sent a congratulatory email and phone call to newly elected MLA, Rick Strankman, thanked Jack Hayden for his services over the years and also requested a meeting with the new MLA.
- Apr 27 - Cheque signing.
 - Interview regarding Communication Project.
 - Raised \$2,100 for Jail and Bail. Total amount raised was \$11,025.14.
- Apr 30 - Senior facilities tour in Rimbey & Wetaskiwin.

(b) Councillor Bachman

- Apr 18 - Kevin Sorenson Candidate Forum.
- Apr 20 - Library Board Workshop.
- Apr 21 - Library Board Workshop.
- Apr 24 - FCSS Meeting.

(c) Councillor Campbell

- Apr 18 - Rodeo Meeting.
 - Candidate Forum at the SRC.
- Apr 19 - Senior facilities tour in Bashaw, Camrose and Bawlf.
- Apr 20 - Future Ag. Grand Opening.
- Apr 30 - Senior facility tour in Rimbey & Wetaskiwin.
- May 1 - Landfill tours to Red Deer, Red Deer County and Lacombe.

(d) Councillor Fischer

- Apr 18 - Kevin Sorenson Candidate Forum.
 - Candidate Forum at the SRC.
- Apr 19 - Senior facilities tour in Bashaw, Camrose & Bawlf.
 - Physician Recruitment Meeting.
- Apr 20 - Field House Tour.
- Apr 24 - FCSS Meeting.
- Apr 25 - Interviewed by Lorelea Fiset re: Communication Project.
 - FCSS cheque signing and facility discussion.
- Apr 26 - Citizen concern re: water issue on 46 Street.
 - FCSS re: sign contract agreement.

- Apr 30 - Senior facilities tour of Rimbey and Wetaskiwin.
- May 1 - Landfill tours to Red Deer, Red Deer County and Lacombe.

Motion 12:05:13

Moved by Councillor Campbell that the Town of Stettler Council authorize and appoint Councillor Fischer to represent Town Council with respect to Adhoc Seniors Facility Planning.

MOTION CARRIED
Unanimous

(e) Councillor Simons

- Apr 20 - Field House Tour.
- Apr 24 - Special Council Meeting.
- Apr 26 - County of Stettler Housing Authority Meeting.

(f) Councillor Thorogood

- Apr 18 - Candidate Forum at the SRC.
- Apr 24 - Special Council Meeting.

(g) Councillor Wildeboer

- Apr 18 - Moderator at the Candidate Forum.
- Apr 24 - Special Council Meeting.
- Apr 26 - Board of Trade Mixer.
- Apr 27 - Fire Authority Meeting.

8. **Minutes:**

- (a) Heartland Beautification Meeting of April 5, 2012
- (b) Stettler District Ambulance Association Meeting of March 30, 2012
- (c) FCSS Meeting of April 24, 2012

Motion 12:05:14

Moved by Councillor Wildeboer that the Town of Stettler Council accept the minutes, items 8(a) to 8(c) inclusive as presented.

MOTION CARRIED
Unanimous

9. **Public Hearing:**

- (a) None

10. **Bylaws:**

- (a) Bylaw 2028-12 re: Tax Rate Bylaw

This item was dealt with earlier in the meeting.

11. **Correspondence:**

- (a) Letter re: Community Crows

This item was dealt with earlier in the meeting under item 5(b).

- (b) Government of Alberta – Tourism, Parks and Recreation

- (c) Creating a Culture of Retention

- (d) Apprehension of Bias – Legal Communiques

Motion 12:05:15

Moved by Councillor Thorogood that correspondence items 11(a) to 11(d) inclusive be accepted for information.

MOTION CARRIED
Unanimous

12. **Items Added:** (a) None

13. **In-Camera Session:** (a) Land Development Matter

Motion 12:05:16

Moved by Councillor Simons that the Town of Stettler Council proceed into an In-Camera Session with the CAO & Assistant CAO present to discuss the In-Camera item.

MOTION CARRIED
Unanimous at 8:36 p.m.

Motion 12:05:17

Moved by Councillor Thorogood that the Town of Stettler Council return to the regular meeting.

MOTION CARRIED
Unanimous at 8:59 p.m.

14. **Adjournment:**

Motion 12:05:18

Moved by Councillor Campbell that this regular meeting of the Town of Stettler Council be adjourned.

MOTION CARRIED
Unanimous at 8:59 p.m.

Mayor

Assistant CAO