

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL  
HELD ON TUESDAY, MAY 7, 2013 IN THE MUNICIPAL OFFICE,  
COUNCIL CHAMBERS**

**Present:** Deputy Mayor Councillor Peter Simons  
  
Councillors A. Campbell, D. Bachman, M. Fischer, L. Thorogood  
(via teleconference) & S. Wildeboer  
  
CAO R. Stoutenberg  
Planning & Development Officer L. Graham  
Executive Director, Stettler Regional Board of Trade, A. Brown  
  
Press (2)

**Absent:** Mayor D. Richards  
Assistant CAO G. Switenky

**Call to Order:** Deputy Mayor Councillor P. Simons called the meeting to order  
at 6:30 p.m.

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

**Motion 13:05:01** Moved by Councillor Bachman to approve the agenda as  
presented with the following addition:  
  
13(f) May 22 Physicians Meeting  
  
MOTION CARRIED  
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held April 16, 2013  
  
**Motion 13:05:02** Moved by Councillor Fischer that the Minutes of the  
Regular Meeting of Council held on April 16, 2013 be  
approved as presented.  
  
MOTION CARRIED  
Unanimous

(b) Business Arising from the April 16, 2013 Meeting Minutes  
  
None

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

5. **Delegations:** (a) 7:00 P.M. – Dave Malka, Alberta Union of Provincial  
Employees (AUPE) re: Closure of Long-Term Care Beds in  
Stettler (Pine Ridge)

This item was dealt with later in the meeting.

(b) 7:30 P.M. – Kevin Duval, Alberta Animal Services &  
Municipal Enforcement & Leann Graham, Planning &  
Development Officer re: Bylaw Update

This item was dealt with later in the meeting.

6. **Administration:** (a) 2013 Operating (Tax) Budget

CAO, R. Stoutenberg presented the 2013 Operating Budget  
and reviewed the information presented in the Package.

The 2013 Operating Budget has been prepared based on the approved 3 year 2013 – 2015 Interim Operating Budget (November 20, 2012), the approved 2013 Capital Budget (December 18, 2012) and includes several subsequent individual adjustments that are considered necessary due to improved forecasting.

Stettler property values for 2013 assessment purposes increased by \$40.74 million (5.99%) over 2012 including \$34.98 million (5.15%) due to new construction growth, and \$5.76 million (0.84%) due to inflation.

The inflationary increase is comprised of the following breakdown by property tax class: existing residential properties appreciated by an average of 0.58% while non-residential properties appreciated by an average of 1.49%.

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

The 2013 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 2013 education and housing requisitions have been received and incorporated into the overall tax (mill) rate calculations.

CAO R. Stoutenberg explained that 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, being roughly 1/3<sup>rd</sup> 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 2012 property tax classes as follows:

	<u>Residential</u>	<u>Non-Residential</u>
Municipal	3.00%	3.00%
Education	0.73%	- 1.89%

The proposed equal municipal tax rate percentage increase (3%) when combined with differing education tax rate percentage increases for each class will result in unequal average percentage increases between both tax classes.

CAO R. Stoutenberg highlighted that the average financial "Real Dollar" impact on each property class based on the combined property tax increase from all tax authorities is:

Residential	+2.23%
Non-Residential	+1.48%
Combined	+1.98%

CAO R. Stoutenberg briefly reviewed the forecasting changes that Administration has incorporated in this Tax Operating Budget compared to the previous Interim Budget. He noted that \$1,003,970 is now estimated to be available for capital purposes in the Tax Operating Budget as presented.

This welcome financial improvement is largely due to an improved projection of the new taxation being generated due to construction growth; being revised to \$268,341.

A summary of 2013 Property Tax Options was reviewed which quantified cumulative financial/budgetary impacts at various alternative percentage tax increases over 2012 levels.

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.

It was noted that the Financial Indicator Graphs as prepared by Alberta Municipal Affairs show that Stettler continues to compare favorably against other similar sized municipalities with respect to taxation levels.

Discussion continued regarding the necessity for this level of municipal tax increase. It was mutually supported that the net impact on overall tax levels within both classes of property for 2013 is reasonable and responsible under the current economic circumstances.

CAO R. Stoutenberg 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 education increase from 2004 to 2011; however some properties may have in 2012 and/or 2013.

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 13:05:03**

Moved by Councillor Bachman that the Town of Stettler Council adopt, per Section 242(1) of the Municipal Government Act, the 2013 Operating Budget for the Town of Stettler as presented with combined expenditures and transfers totaling \$15,839,345 and with average municipal property tax class increases as follows:

Residential	3%
Non-Residential	3%

MOTION CARRIED  
Unanimous

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

10. **Bylaws:** (a) 2039-13 re: Tax Bylaw

Deputy Mayor Councillor Simons explained that Bylaw 2039-13 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 2013 Taxation Year.

**Motion 13:05:04** Moved by Councillor Bachman that the Town of Stettler Council give first reading to Bylaw 2039-13 as presented.

MOTION CARRIED  
Unanimous

**Motion 13:05:05** Moved by Councillor Thorogood that the Town of Stettler Council give second reading to Bylaw 2039-13 as presented.

MOTION CARRIED  
Unanimous

**Motion 13:05:06** Moved by Councillor Campbell that the Town of Stettler Council give permission for third and final reading to Bylaw 2039-13 as presented.

MOTION CARRIED  
Unanimous

**Motion 13:05:07** Moved by Councillor Fischer that the Town of Stettler Council give third and final reading to Bylaw 2039-13 as presented.

MOTION CARRIED  
Unanimous

6. **Administration Con't:** (b) **Memo re: 2013 Underground Utility Award**

CAO R. Stoutenberg advised that Phase 2 of the water and sanitary main improvements on 50 Avenue, 48 & 47 Streets is an approved combined capital item of \$430,000.

At the March 5<sup>th</sup>, 2013 Council Meeting, Administration informed Council that the existing cast iron water main would have to be replaced on 51 Avenue between 55-57 Streets before Alberta Transportation's road work could begin. Estimated construction cost was \$140,000.

**Summary of Tenders Received on May 2, 2013:**

Tenders include GST, 10% Contingency and several provisional items.

- High Mountain Hoe \$319,570.65
- Wally's Backhoe \$546,914.02
- Urban Dirtworks \$591,088.76
- A&A Trenching \$960,718.88

CAO R. Stoutenberg noted that High Mountain Hoe has provided references for similar projects. All references were extremely positive.

CAO R. Stoutenberg advised that Administration was funding Phase 2 of the water and sanitary replacements utilizing MSI, with an expected expenditure of \$430,000. Both projects would fit well within this amount. There would be an additional 100,000 of MSI remaining to fund other projects. The additional \$100,000 in MSI funding could be directed to asphalt patching to ensure all planned areas for 2013 are repaired.

Administration respectfully recommends that Council approves the tender award to High Mountain Hoe Services Inc.

**Motion 13:05:08**

Moved by Councillor Wildeboer that the Town of Stettler Council approves the tender award to High Mountain Hoe Services Inc. in the amount of \$319,570.65 including GST and allows Administration to use the additional MSI funding to cover the shortfall in the asphalt patching program.

MOTION CARRIED  
Unanimous

(c) CAO Report

CAO R. Stoutenberg highlighted the CAOs monthly organizational report to Council.

**Motion 13:05:09**

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

MOTION CARRIED  
Unanimous

(d) Accounts Payable in the amount of \$406,384.94

**Motion 13:05:10**

Moved by Councillor Fischer that Accounts Payable in the amounts of \$162,301.77, \$25.00 (VOID), \$31,428.32 & \$212,679.85 for the period ending May 3, 2013 for a total amount of \$406,384.94 having been paid, be accepted as presented.

MOTION CARRIED  
Unanimous

5. Delegations:

(a) 7:00 P.M. – Dave Malka, Alberta Union of Provincial Employees (AUPE) re: Closure of Long-Term Care Beds in Stettler (Pine Ridge)

Dave Malka, Alberta Union of Provincial Employees (AUPE) entered the meeting at 7:00 p.m.

Deputy Mayor Councillor Simons welcomed D. Malka, Alberta Union of Provincial Employees (AUPE) to the meeting.

Approximately 25 members of the public accompanied the delegation.

D. Malka identified, in his opinion the changes to Pine Ridge with the opening Points West Living. It was noted that 39 long term care beds are expected to be closed at Pine Ridge.

Discussion ensued between Members of Council, D. Malka and members of the audience regarding the closing of long term care beds, staff cuts, and potential increase costs to long term residents.

Members of Council expressed their concern regarding the closure/relocation of long term beds and the impacts on related jobs caused as a result of the transition from an AHS owned facility to a privately owned facility.

Delegation members further expressed their concern for Pine Ridge residents regarding the level of care they will receive in a privately owned facility.

Members of Council explained that the decision to build a new privately owned and operated care facility in Stettler as well as to close Pine Ridge was made by Alberta Health Services, and is not a decision that Town Council was involved in.

Deputy Mayor Councillor Simons thanked D. Malka for his informative presentation.

Delegation members departed the meeting at 7:36 p.m.

(b) 7:30 P.M. – Kevin Duval, Alberta Animal Services & Municipal Enforcement & Leann Graham, Planning & Development Officer re: Bylaw Update

K. Duval, Alberta Animal Services & Municipal Enforcement entered the meeting at 7:37 p.m.

Deputy Mayor Councillor Simons welcomed K. Duval to the meeting.

K. Duval presented the spring summer initiatives for Bylaw Enforcement, discussion ensued regarding the initiatives and other bylaw matters of interest.

Specific discussion regarding crows in Town and the nuisance they cause residents, Council asked that Alberta Fish and Wildlife be invited to attend a future to discuss this further.

Deputy Mayor Councillor Simons thanked K. Duval for the informative presentation.

Delegation members departed the meeting at 8:10 p.m.

7. Council:

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Richards

- No report – absent from meeting.

(b) Councillor Bachman

- Apr 22 - Co Generation Power  
- Apr 22 - FCSS  
- Apr 23 - Ag Society  
- Apr 29 - FCSS  
Apr 30 - Budget  
May1 - MPC

(c) Councillor Campbell

- Apr 19 - RDRWA  
- Apr 19 - Zero Waste  
- Apr 22 - Co Generation Power  
- Apr 24 - CBL Board  
Apr 29 - Destination Stettler  
- Apr 30 - Budget  
May 1 - MPC

(d) Councillor Fischer

- Apr 18 - John Hull Architect Open House
- Apr 19 - Zero Waste
- Apr 23 - MC Festival Grand Concert
- Apr 24 - SRC John Hull Architects
- Apr 26 - Water Commission
- Apr 28 - Greetings to Victoria Chapter of Eastern Star
- Apr 29 - FCSS
- Apr 30 - Budget
- May 2 - Fire Authority
- May 2 - Campus Alberta Open House
- May 3 - Regional Waste Management

(e) Councillor Simons

- Apr 29 - Co Generation Power
- Apr 25 - Eco Subcommittee - Beautification
- Apr 29 - County of Stettler - Airport
- Apr 30 - Budget

(f) Councillor Thorogood

- Apr 17 - DTH Trust Conference call
- Apr 22 - SHSF Golf Tournament meeting
- Apr 22 - Physician Recruitment
- Apr 26 - Women's Conference- attended as a speaker

(g) Councillor Wildeboer

- Apr 22 - Physician Recruitment
- Apr 24 - Museum
- Apr 30 - Budget
- May 1 - MPC
- May 2 - Fire Authority

8. Minutes:

(a) FCSS Meeting of April 15, 2013

(b) Canadian Badlands Board of Directors Meeting of March 6, 2013

**Motion 13:05:11**

Moved by Councillor Campbell that the Town of Stettler Council accept the minutes, items 8(a) & 8(b) as presented.

MOTION CARRIED  
Unanimous

9. Public Hearing:

(a) None

10. Bylaws:

(a) 2039-13 re: Tax Bylaw

This item was dealt with under Item 6(b).

11. Correspondence:

(a) Alberta Recreation Facility Personnel Thank You Letter

(b) Canadian Business Investing Guide re: We Need Higher Property Taxes

(c) New Property Tax Deferral Helps Seniors Stay at Home

(d) Red Deer Advocate re: Rimbey Selling Wastewater

(e) Province Needs to Clean Up Mess it Makes Around Edmonton

- (f) Battle River Watershed Alliance Newsletter
- (g) Clearwater Long-Weekend Presentation
- (h) NOVA Chemicals Growing with Alberta Invitation
- (i) Alberta Municipal Water/Wastewater Partnership
- (j) Alberta Tourism, Parks and Recreation 2013 Energize Workshop

**Motion 13:05:12**

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

MOTION CARRIED  
Unanimous

- 12. **Items Added:** (a) None
- 13. **In-Camera Session:**
  - (a) Letter re: Filling Along Red Willow Creek
  - (b) Letter re: Non-Compliant Building Occupancy
  - (c) Nuisance Property
  - (d) Nuisance Property
  - (e) Nuisance Property
  - (f) May 22 Physicians Meeting

**Motion 13:05:13**

Moved by Councillor Wildeboer that the Town of Stettler Council proceed into an In-Camera Session with the CAO, Planning and Development Officer, and Bylaw Officer present to discuss the In-Camera items.

MOTION CARRIED  
Unanimous at 8:39 p.m.

**Motion 13:05:14**

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

MOTION CARRIED  
Unanimous at 9:24 p.m.

- 14. **Adjournment:**

**Motion 13:05:15**

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

MOTION CARRIED  
Unanimous at 9:26 p.m.

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Mayor

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Assistant CAO