



WHERE PEOPLE ARE THE KEY

HIGHLIGHTS OF THE REGULAR COUNCIL MEETING

May 14, 2015

2015 Final Budget & Tax Rate Bylaw

Council was advised that the County's 2015 assessment values have now been confirmed and the education requisition has been received from the province. At this time, Council is in a position to consider approval of the County's 1) final 2015 operating and capital budgets, and 2) 2015 property tax bylaw. Council was provided with an overview of:

- 2015 Municipal Tax Variance Summary
- The 2015 Alberta Education Requisition
- 2015 Combined Tax Rates
- Operating and Capital Budget Amendments
- Property Assessment and Taxation
- Bylaw No. 1205/15 – Tax Rate Bylaw

Council approved the Lacombe County 2015 operating budget which provides for a) total operating revenues of \$ 58,620,600 comprised of \$52,786,490 in operating revenue and reserve transfers of \$ 5,834,110, including a \$ 308,150 transfer from the Tax Rate Stabilization Reserve, and b) total operating expenses of \$58,620,600 comprised of \$33,617,380 in operating expenses, net inventory costs of (\$49,190), capital transfers of \$11,809,460, and reserve contributions of \$ 13,292,140.

Council also approved the Lacombe County 2015 capital budget in the amount of \$27,794,290.

Council gave first, second and third reading, and so passed Bylaw No. 1205-15 providing for the establishment of the 2015 Tax Rates as follows:

<u>Alberta School Foundation Fund</u>	<u>Tax Rate</u>
Residential-Farmland	2.3810
Non-residential	3.5130
Machinery & Equipment	0.0000

<u>Lacombe Foundation</u>	<u>Tax Rate</u>
Residential	.0669
Farmland	.0669
Non-residential	.0669
Machinery & Equipment	.0669

<u>Municipal</u>	<u>Tax Rate</u>
Residential	2.3630
Farmland	4.7850
Non-residential	4.7850
Machinery & Equipment	4.7850

<u>Total</u>	<u>Tax Rate</u>
Residential	4.8109
Farmland	7.2329
Non-residential	8.3649
Machinery & Equipment	4.8519



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2015 Borrowing Bylaw

Council was presented with Bylaw No. 1206-15, a bylaw of Lacombe County to authorize borrowing for the purpose of financing operating expenditures. Council gave first, second and third reading, and so passed the bylaw.

Auditor Appointment 2015

Council was advised that each year Lacombe County engages the services of an auditor to prepare its annual financial statements and financial information return and to report to Council on these documents. Council is required to appoint the auditor for the 2015 fiscal year. Council directed that BDO Canada LLP be appointed as the Lacombe County auditor for the 2015 fiscal year.

Bylaw No. 1207-15 Tax Installment Payment Plan

Council was informed that the current Tax Installment Payment Plan (TIPP) bylaw has been in effect since 2003 and TIPP was first offered to ratepayers for the 2004 tax year. Participation in the plan has risen from 75 tax rolls to just over 570 tax rolls over the last ten years.

Two payment amounts are calculated each year with the first being for the months of January to May and the second for the months of June to December. As the County is required to notify individuals of changes to the amount that is withdrawn from their bank letters are sent out to all TIPP participants following the January to May calculation which takes place in January. TIPP participants are notified of the second calculation through disclosure on their tax notices.

Due to participation in this program Administration is proposing to have one payment amount for each of the twelve months that will be calculated each June after the current year tax levy has been applied. This amount would appear on the annual tax notice and given that it would not change until the next year's tax notice is issued, it would eliminate the need to send out letters every January. This change is reflected in Bylaw No. 1207-15.

Council gave first, second and third reading, and so passed the Bylaw No. 1207-15, a bylaw of Lacombe County to authorize the payment of property taxes paid by monthly installment.

Financial Indicator Graphs

Council was provided with a review of the 2012 and 2013 Financial Indicator Graphs prepared by Alberta Municipal Affairs. The graphs are compiled from financial and statistical data provided by municipalities to the province annually. It compares Lacombe County to a group of other rural municipalities with similar equalized assessment values. The Graphs were received for information.

Hamlet of Mirror – Offer to Purchase Land

Council was informed that Lacombe County has received an offer from Kerry and Sandra Andrew to purchase seven lots within the Hamlet of Mirror. The lots are located west of the property owned by the Andrews where the Andrew's operate Kerry's Mechanical Ltd. The subject lots were acquired by the County through tax recovery in 2000 and do not have access to water or sewer servicing.

Policy AD(8) Land Sales in the Hamlet of Mirror does not address the sale of unserviced lots in the Hamlet of Mirror, therefore Council is requested to consider this offer. By resolution of Council Kerry and Sandra Andrew's offer to purchase Lots 1-7 inclusive, Block 8, Plan 7159AI in the Hamlet of Mirror for a total price of \$ 14,000, plus GST, was accepted.



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Bylaw No. 1203-15 Sylvan Lake Communal Servicing

Council was presented with Bylaw No. 1203/15, a bylaw of Lacombe County to regulate the connections and operations of communal sanitary sewage collection systems in the Blissful Beach, Kuusamo Krest, Palm Bay and Yuill subdivisions. As the Sylvan Lake Communal Servicing project is underway and completion is expected by late summer 2015 this bylaw has been drafted to regulate the connections and operations of this project as a utility in Lacombe County. Bylaw No. 1203/15 contains the required regulations to allow the County to have adjacent property owners connect; and further, to allow the County to operate these systems as utilities

Council gave first, second and third reading, and so passed the bylaw.

License to Occupy Request

Council was advised that Alan Baumbach, acting on behalf of the Baumbach family, has requested that Lacombe County issue a ten year license of occupation to allow for the continued use of a shop located on Twp Rd 41-1 located south of SE 5-41-1-W5M.

The Baumbach family wishes to subdivide the original farm site out of the quarter and make arrangements for the continued use of the shop by the owner of the acreage. The shop was originally constructed by Mr. Baumbach's father, Herbert Baumbach in 1974. There does not appear to be any record as to why the shop was constructed on the road allowance.

A resolution of Council to approve a ten year license of occupation to the Baumbach family for the shop located on Twp. Rd. 41-1 located south of the SE 5-41-1 W5M did not receive Council approval.

Shop Loaders

Council was advised that as the two remote shops have now been approved the need for a loader at each site remains to be addressed. The loaders will be used for loading sand and other site maintenance and used loaders will be adequate for these requirements. Council was advised that two used loaders in very good condition have been sourced out at a price of \$ 70,000 per loader. By resolution of Council the County Commissioner was authorized to purchase two used loaders in 2015 for the estimated price of \$ 140,000.

Ray's Pond

Council referred to the agreement Lacombe County entered into with Ernie and Dorinda Beskowiney in 2013 to provide for the gifting and transfer of approximately 25 acres of land including a trout pond located in the SE 1-29-3-W5. The pond was referred to locally as Niemela's pond as it was created by Ray Niemela.

As part of the gifting and transfer Lacombe County agreed to rename the pond to a mutually acceptable name. The name "Ray's Pond" was agreed to by Ernie and Dorinda Beskowiney and signage has been erected. Alberta Environment and Sustainable Resources require formal notification that the name of the pond has been changed so that they can update their records. By resolution of Council the fishing pond and recreation site located in Pt. SE 1-29-3 W5M was named Ray's Pond.

Habitat for Humanity – Funding Request

Council referred to the presentation at the April 24, 2015 Council meeting by Brian Brake representing Red Deer Habitat for Humanity. The presentation was in support of the Society's request for assistance to construct six affordable housing units in the City of Lacombe. A resolution that Lacombe County contribute \$ 50,000 per unit to a maximum of \$ 300,000 to the Habitat for Humanity for the construction of up to six affordable housing units in the City of Lacombe did not receive Council approval.



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Policy RC(5) Recognition of Special Events

Council was advised that Policy RC(5) Recognition of Special Events has been in place for a number of years. The Public Relations Committee agreed that Policy RC(5) be reviewed and amended as required. In reviewing the policy it was noted that the eligibility criteria for the 100 year farm families was not clear and may be subject to different interpretations. Further amendments have been made with regard to milestone events and the guidelines for the recognition of historical school houses and community halls. In reviewing the amendments Council agreed to refer Policy RC(5) back to the Public Relations Committee for further review.

City of Lacombe Municipal Development Plan (MDP)

Council was informed that the City of Lacombe's Municipal Development Plan (MDP): Growing Lacombe (2015-2036) received first reading on April 27, 2015. A public hearing is scheduled for May 25, 2015 and Lacombe County has been requested to comment on the revised draft MDP.

Council was advised that in reviewing the revised draft MDP and assessing its compatibility with the County's MDP the main concern is the provision of environmental reserve (ER). The revised draft MDP proposed that the ER dedication is to be a minimum of 6 meters, which is the minimum amount set out in the Municipal Government Act. Lacombe County has a standard practice of requiring a 30 meter ER or ER easement from the high water mark of waterbodies and/or the top of the bank of watercourses. By resolution Council directed that Lacombe County provide a written response to the City of Lacombe outlining Lacombe County's concerns regarding the City's draft MDP.

Lacombe County/Town of Sylvan Lake Mediation Sessions – Town of Sylvan Lake Municipal Development Plan (MDP)

By resolution of Council the signing officers of Lacombe County were authorized to enter into a Mediation Agreement with the Town of Sylvan Lake regarding the Town's Municipal Development Plan (MDP).

Lake Access – Sylvan Lake

By resolution of Council the County Commissioner was authorized to investigate the acquisition of land for a boat launch on the west side of Sylvan Lake.

**Next Regular Council Meeting is
Thursday, May 28, 2015 - 9:00 a.m.**

**Next Committee of the Whole Meeting is
Tuesday, June 2, 2015 – 9:00 a.m.**

Lacombe County Administration Building