

# Town of Stettler

**COUNCIL MEETING**

**MAY 19, 2020**

**6:30 P.M.**

**BOARD ROOM**



# TOWN OF STETTLER MISSION STATEMENT

WE WILL PROVIDE A HIGH  
QUALITY OF LIFE FOR OUR  
RESIDENTS AND VISITORS  
THROUGH LEADERSHIP AND  
THE DELIVERY OF EFFECTIVE,  
EFFICIENT AND AFFORDABLE  
SERVICES THAT ARE SOCIALLY  
AND ENVIRONMENTALLY  
RESPONSIBLE

**TOWN OF STETTLER  
REGULAR COUNCIL MEETING  
TUESDAY, MAY 19<sup>th</sup>, 2020  
6:30 P.M.  
AGENDA**

1. **Agenda Additions**
2. **Agenda Approval**
3. **Confirmation of Minutes**
  - (a) Minutes of the Regular Council Meeting of May 5<sup>th</sup>, 2020 5-8
  - (b) Business Arising from the May 5<sup>th</sup>, 2020 Council Minutes
4. **Citizens Forum**
5. **Delegations**
6. **Administration**
  - (a) 2020 Tax Budget 9-19
  - (b) 2020 Revenue Expense Summary - April 30, 2020 20-21
  - (c) 2020 Capital Budget Summary - April 30, 2020 22-24
  - (d) 2020 Senior's Week Update 25
  - (e) CAO Reports 26-31
  - (f) Bank Reconciliation – April 30, 2020 32
  - (g) Meeting Dates
    - **Monday, June 1 – Friday, June 5 – Senior's Week**
    - Tuesday, June 2 – Council – 6:30pm
    - **Thursday, June 4 – Sunday, June 7 – FCM Annual Conference - CANCELLED**
    - Tuesday, June 9 – COW – 4:30pm
    - Tuesday, June 16 – Council – 6:30pm
    - Tuesday, July 7 – Council – 6:30pm
    - Tuesday, July 21 – Council – 6:30pm
    - Tuesday, August 4 – Council – 6:30pm
    - Tuesday, August 18 – Council – 6:30pm
    - Tuesday, September 1 – Council – 6:30pm
    - Tuesday, September 8 – COW – 4:30pm
    - Tuesday, September 15 – Council – 6:30pm
    - **Wednesday, September 23 – Friday, September 25 – 2020 AUMA Convention**

**COUNCIL AGENDA  
MAY 19, 2020  
PAGE 2**

- (h) Accounts Payable in the amount of \$125,043.67  
(\$101,816.39 + \$19,310.57 + \$3916.71) 33-37
  
- 7. **Council**
  - (a) Meeting Reports
  
- 8. **Minutes**
  
- 9. **Public Hearing**
  
- 10. **Bylaws**
  - (a) Bylaw 2130-20 – 2020 Tax Rate Bylaw 38-39
  
- 11. **Correspondence**
  - (a) AUMA – Casual Legal: Holding Developers to the Promises Made During Re-Zoning Applications 40-41
  
- 12. **Items Added**
  
- 13. **In-Camera Session**
  
- 14. **Adjournment**

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL  
HELD ON TUESDAY, MAY 5<sup>th</sup>, 2020 IN THE MUNICIPAL OFFICE,  
COUNCIL CHAMBERS**

**Present:**

Mayor S. Nolls

Councillors A. Campbell, C. Barros, G. Lawlor  
M. Fischer, S. Pfeiffer & W. Smith

CAO G. Switenky  
Assistant CAO S. Gerlitz  
Manager of Accounting & Financial Services K. Hymers

**Absent:**

None

**Call to Order:**

Mayor Nolls called the meeting to order at 6:30 p.m.

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

**Motion 20:05:01**

Moved by Councillor Smith to approve the agenda as amended.

MOTION CARRIED  
Unanimous

3. **Confirmation of Minutes:**

- (a) Minutes of the Regular Meeting of Council held April 21<sup>st</sup>, 2020

**Motion 20:05:02**

Moved by Councillor Fischer that the Minutes of the Regular Meeting of Council held on April 21<sup>st</sup>, 2020 be approved as presented.

MOTION CARRIED  
Unanimous

- (b) Business Arising from the April 21<sup>st</sup>, 2020 Minutes

None

4. **Citizen's Forum:**

- (a) No one was present at the Citizen's Forum

5. **Delegations:**

- (a) Justin Tanner, CPA, CA – Gitzel & Company; Kim Hymers, Manager of Accounting & Financial Services – Financial Statements for the Year ended December 31, 2019 – 6:35 p.m.

Mayor Nolls welcomed J. Tanner & K. Hymers to the meeting.

J. Tanner presented and reviewed the financial results included in the Town's 2019 Consolidated Financial Statements and the companion 2019 Municipal Financial Information Return, both prepared by Management.

In addition, the following documents were presented for Council's review: the Independent Auditor's Reports (2), a statement communicating the Independence of the Auditors, a Management Letter to Council, an Auditor Opinion Letter summarizing certain aspects of interest, and a Management Responsibility Letter. The Revenue and Expense Statement and 2019 Reserves Summary were also presented.

**Motion 20:05:03**

Moved by Councillor Barros that the Town of Stettler Council accept the Financial Statements for the year ended December 31, 2019 as presented.

MOTION CARRIED  
Unanimous

Mayor Nolls thanked J. Tanner and K. Hymers for their presentation and excellent work on completing the year end.

J. Tanner and K. Hymers left the meeting at 6:50 p.m.

6. **Administration:**

(a) Bank Reconciliation – March 31<sup>st</sup>, 2020

**Motion 20:05:04**

Moved by Councillor Fischer that the Town of Stettler Council approve the Bank Reconciliation as of March 31<sup>st</sup>, 2020 as presented.

MOTION CARRIED  
Unanimous

(b) Stettler Aquatic Centre – Pool Maintenance & Improvement

CAO Switenky advised that the Manager of Aquatics and the Stettler Aquatic Centre staff have been completing maintenance and renovations while the pool has been closed to the public due to COVID-19. A slideshow of these renovations was presented to Town Council.

(c) Meeting Dates

- **Tuesday, May 12 – 2020 Tax Budget Council Deliberations – 3:00pm**
- Tuesday, May 12 – COW – 4:30pm
- Tuesday, May 19 – Council – 6:30pm (2020 Tax Budget and Tax Rate Bylaw)
- **Monday, June 1 – Friday, June 5 – Senior’s Week**
- Tuesday, June 2 – Council – 6:30pm
- **Thursday, June 4 – Sunday, June 7 – FCM Annual Conference - CANCELLED**
- Tuesday, June 9 – COW – 4:30pm
- Tuesday, June 16 – Council – 6:30pm
- Tuesday, July 7 – Council – 6:30pm
- Tuesday, July 21 – Council – 6:30pm
- Tuesday, August 4 – Council – 6:30pm
- Tuesday, August 18 – Council – 6:30pm
- Tuesday, September 1 – Council – 6:30pm
- Tuesday, September 8 – COW – 4:30pm
- Tuesday, September 15 – Council – 6:30pm
- **Wednesday, September 23 – Friday, September 25 – 2020 AUMA Convention**

**Motion 20:05:05**

Moved by Councillor Pfeiffer that the May 12<sup>th</sup>, 2020 COW Meeting be cancelled.

MOTION CARRIED  
Unanimous

(d) Accounts Payable in the amount of \$612,252.44

**Motion 20:05:06**

Moved by Councillor Campbell that Accounts Payable in the amount of \$612,252.44 for the period ending May 5<sup>th</sup>, 2020 for having been paid, be accepted as presented.

MOTION CARRIED  
Unanimous

7. **Council:** Councillors outlined highlights of meetings they attended.

(a) Mayor Nolls

April 22 – Talk of the Town  
April 27 – Provincial Town Hall Telephone Meeting  
April 29 – Talk of the Town  
April 29 – Stettler Local TV  
April 29 – Telephone Meeting with Nate Horner  
April 29 – Stettler Fire Hall 50/50 Draw  
May 1 – Signed Cheques at the Town Office  
May 4 - Provincial Town Hall Telephone Meeting

(b) Councillor Barros

No report.

(c) Councillor Campbell

April 29 – Red Deer River Watershed Alliance Telephone Meeting

(d) Councillor Fischer

April 23 – Campus Alberta Centres Digital Meeting

(e) Councillor Lawlor

No report.

(f) Councillor Pfeiffer

No report.

(g) Councillor Smith

No report.

**Motion 20:05:07**

Moved by Councillor Pfeiffer that the Town of Stettler Council approve the Council Reports as presented.

MOTION CARRIED  
Unanimous

8. **Minutes:** (a) None

9. **Public Hearing:** (a) None

10. **Bylaws:** (a) None

11. **Correspondence:** (a) Barry Morishita, AUMA President – Access to Health Care Letter

**Motion 20:05:08**

Moved by Councillor Smith that the Town of Stettler Council accept the correspondence item (a) for information.

MOTION CARRIED  
Unanimous

12. **Items Added:** None

13. **In-Camera Session:** None

14. **Adjournment:**

**Motion 20:05:09**

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

MOTION CARRIED  
Unanimous at 7:17 p.m.

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Mayor

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Assistant CAO



# MEMORANDUM

**To:** Town of Stettler Council  
**From:** Administration  
**Date:** May 19, 2020  
**Re:** 2020 Tax Budget

## Recommendation

That the Town of Stettler Council adopt, as per Section 242(1) of the Municipal Government Act, the 2020 Operating Budget for the Town of Stettler as presented with combined expenditures and transfers totaling \$18,240,375 and with average municipal property tax class changes as follows:

- Residential 0%
- Non-Residential -1%

## Highlights of the 2020 Budget (After Council Budget Deliberations (May 12, 2020 – 0% Res / -1% Non-Res)

Total 2020 Budget	18,240,375			
Total Revenue Other Than Taxes	9,712,591	53.25%		
Total 2020 Tax Levy	8,527,784	46.75%		
Residential	3,722,500	62.56%	43.65%	
Non Residential	2,227,096	37.43%	26.12%	
County of Stettler Annexation	-	0.00%	0.00%	
DIP (Provincial Industrial Assessment New 2018)	917	0.02%	0.01%	
Total Tax Levy Required for Municipal Operations	5,950,513	100.00%		
ASFF School	2,226,935		26.11%	
Senior Lodges	350,336		4.11%	
	8,527,784		100.00%	

## COVID – 19 Impact – We’re all in this together

COVID-19 is taking an unprecedented toll on our local economy and on the Town of Stettler finances. The closure of our facilities and cancellation of recreational programming, has resulted in significant temporary revenue losses. Our immediate priority is the health of our residents but we must also start looking to the future and planning for recovery. We will continue to act in the best interests of our taxpayers while ensuring the Town of Stettler remains the true “Heart of Alberta.” In order to assist those financially impacted by the COVID-19 pandemic, The Town of Stettler has extended the Property Tax Payment Deadline to October 30, 2020 from June 30, 2020 also, residents have the option to defer utility payments for up to three (3) months for the billing period of April 1st, 2020 – June 30th, 2020. Additionally, the penalty charge, to be applied in April for February 2020 consumption was also waived. This budget assumes that foregone revenue losses will continue through the summer 2020 and will start recovery in September. Nontax revenue impairment is real but not expected to be permanent given the nature of the services that the Town provides.

## 2020 Property Assessment

Property values (assessment) in Stettler for 2020 taxation purposes have been set in accordance with the assessment provisions contained in the Municipal Government Act. Each assessment must reflect the characteristics and physical condition of the property on December 31st, 2019; however, the valuation standard that must be applied is based on the property's market value at July 1st, 2019. For 2020 property values (assessment) for taxation purposes; residential values depreciated by an average of (-1.15%) while non-residential values depreciated by an average of (-0.22%). Individual property assessment values will vary within each class.

## 2020 Property Taxation

The 2020 Operating (Tax) Budget and Tax Rate Bylaw based on the following assumptions as authorized during the 2020 Interim Budget process, Council Tax budget deliberations held May 12 and COVID-19 circumstances:

- Average 0% municipal tax increase to pre-existing residential properties**
- Average -1% municipal tax decrease to pre-existing non-residential properties.**

With a 0% Residential property tax increase, **no additional revenue** will be generated for municipal purposes from pre-existing 2019 residential taxpayers. Pre-existing Non-Residential taxpayers with a -1% decrease will see a decrease in overall property class revenue for municipal purposes of **-\$22,237**. An additional \$38,098 will be generated for municipal purposes from new construction growth within both property classes. For 2020, the average financial impact on each “previously existing” property tax class based on the combined “Real Dollar” property tax payable (from all tax authorities; municipal, school and seniors) is as follows: residential property depreciated by an average of **(-1.83%)** while non-residential property depreciated by an average of **(-3.38%)**.

### But What does it mean.....

Residential Property – 1976 1,080 square foot bungalow, developed upstairs and downstairs with a unattached garage

	2019	2020	Increase \$	Decrease %
Assessment	271,400	265,680	-5,720	-2.11%
Taxes:				
Municipal	1,847	1,817	-30	-1.64%
School	720	660	-60	-8.33%
Seniors	114	118	4	3.51%
<b>Total Taxes</b>	<b>2,681</b>	<b>2,595</b>	<b>-86</b>	<b>-3.22%</b>

Non-Residential Property – 1972 industrial building

	2019	2020	Increase \$	Decrease %
Total Assessment	623,890	616,230	-7,660	-1.23%
Taxes:				
Municipal	5,656	5,544	-112	-1.98%
School	2473	2207	-266	-10.76%
Seniors	261	274	13	4.98%
<b>Total Taxes</b>	<b>8,390</b>	<b>8,025</b>	<b>-365</b>	<b>-4.35%</b>

Budget Summary			
Revenue	Total Budget	Difference	%
2019 Budget (May 2019)	\$18,753,734		
2020 Interim Budget (Nov 2019)	\$18,952,898	\$199,164	1.06%
2020 Budget (May 2020)	\$18,240,375	-\$712,523	-3.76%
Expense			
2019 Budget (May 2019)	\$17,677,384		
2020 Interim Budget (Nov 2019)	\$17,927,471	\$250,087	1.41%
2020 Budget (May 2020)	\$17,691,128	-\$236,343	-1.32%
Available fo Capital = 1% tax = \$59,721			
2019 Budget (May 2019)	\$1,076,350		
2020 Interim Budget (Nov 2019)	\$1,025,427	-\$50,923	-0.86%
2020 Budget (May 2020)	\$549,247	-\$476,180	-8.03%

### Current/Relevant Municipal Budget Considerations:

Updated **nontax** revenue and expenditure forecasting from the previously approved 2020 Interim Operating Budget has resulted in a **decrease of \$476,180** being available for the 2020 Capital Budget. Provided Town Council approves a **0%** property tax increase in the Residential Property Class and a **decrease of -1%** in the Non-Residential Property Class, the amount estimated as available for capital (from operating) in 2020 will **decrease** to **\$549,247** from **\$1,025,427**, a decrease of \$476,180 (\$404,582 nontax adjustments to 2020 Interim Budget / \$71,598 from revised tax estimates at 0% & -1%)

<b>Town of Stettler - 2020 Budget Adjustments</b>					
	<b>Municipal</b>	<b>Water, Sewer, Garbage</b>	<b>DIP</b>	<b>ASFF</b>	<b>Housing</b>
<b>Revenues</b>					
2020 Tax Adjustment - 0%Res / -1% NonRes (\$6,021,194 Interim Budget (1%) - \$37,100 Res - \$44,474 NonRes = \$5,939,620	\$ (81,574)				
2020 Tax Adjustment from assessment (\$5,939,620+\$9,976=\$5,949,596)	\$ 9,976				
DIP Provincial Assessment (\$960-\$43 = \$917)			\$ (43)		
COVID 2020 - Fire Joint Training (\$3000) / Telephone (\$2850) (county)	\$ (5,850)				
2020 SRO (\$98,267 - \$52,825) (COVID 2020 / Wm E Hay contract to dec31)	\$ (45,442)				
2020 County Recreation (\$466,000-\$431,500 loss in Assessment)	\$ (34,500)				
COVID 2020 - HBC - Market Gardens (50% interest this spring?)	\$ (435)				
COVID 2020 - Ball Diamond Fees (no organized ball )	\$ (8,760)				
COVID 2020 - Ball Diamond Misc (no organized ball )	\$ (5,000)				
COVID 2020 - Soccer Fees (no organized soccer)	\$ (7,200)				
COVID 2020 - Recreation Centre Total Revenue (SRC Closed to public - till September 1, 2020 - SRC closed March 16)	\$ (38,425)				
COVID 2020 - Recreation Centre Total Revenue - trade show cancelled (SRC Closed to public - till September 1, 2020 - SRC closed March 16)	\$ (6,000)				
COVID 2020 - Fitness Centre Revenue - SRC closed to public till September 1, 2020 (6 month / 50% of revenue - \$37,200 / 2 = \$18,600	\$ (18,600)				
COVID 2020 - Pool Revenue - SRC closed to public till September 1, 2020 (6 month / 50% of revenue - \$284,750 / 2 = \$142,375)	\$ (142,375)				
COVID 2020 - Community Hall closed to public till September 1, 2020 (6 month / 50% of revenue - \$40,000 / 2 = \$20,000)	\$ (20,000)				
COVID 2020 - Seniors Centre HUB closed to public till September 1, 2020 (6 month / 50% of revenue - \$16,875 / 2 = \$8437)	\$ (8,438)				
COVID 2020 - Campground open May 14 (no Ball Soccer Tournaments) - \$100,000-\$50,000 = \$50,000 revised budget (crews - hail damage)	\$ (50,000)				
COVID 2020 - Water Revenue (est 10% commercial consumption)		\$ (81,780)			
COVID 2020 - Water/Sewer Penalties (est \$2000/month * 4 months)		\$ (8,000)			
COVID 2020 - Water Bulk water sales (est-\$40000-\$25000 = \$15000 revised budget)		\$ (25,000)			
COVID 2020 - Sewer Revenue (est 10% commercial consumption)		\$ (32,712)			
COVID 2020 - Sewer Dumping Charges (\$12000 - \$12000 = \$0 revised budget)		\$ (12,000)			
COVID 2020 - Planning and Development - Building Permits (\$30,000-\$10,000 = \$20,000 revised budget)	\$ (10,000)				
COVID 2020 - Planning and Development - Rezoning fees (\$500 - \$400 = \$100 revised budget)	\$ (400)				
COVID 2020 - Subd Land Dev - \$2000 - \$1800 = \$200 revised budget	\$ (1,800)				
COVID 2020 - BOT - Provincial Grant (\$6900 - \$-2900 = \$4000 revised budget	\$ (2,900)				
COVID 2020 - BOT - Trade Show Cancelled (\$70000-\$70000=\$0 revised budget)	\$ (70,000)				
Housing Authority Requisition (Increase - \$350,336 - \$347,873)					\$ 2,463
Education Tax - Residential (2019 Rates / \$1,404,101-\$1,351,573)				\$ (52,528)	
Education Tax - Non-Residential (2019 Rates / \$930,708 - \$875,362)				\$ (55,346)	
2019 Overlevy / Underlevy (DIP, ASFF, Seniors)			\$ 2	\$ 100,162	\$ (18)
	\$ (547,723)	\$ (159,492)	\$ (41)	\$ (7,712)	\$ 2,445

No Labour adjustments were made however we are optimistic there will be some realized (pool support staff)

Expenses						
Housing Authority Requisition (Increase - \$350,318 - \$347,873 revised budget)						\$ 2,445
DIP Provincial Assessment (\$930-\$11 = \$919)			\$ (11)			
Council - Travel and Subsistence (NO FCM/AUMA leadership)	\$ (7,000)					
Council - Membership / Conference Registration (NO FCM/ AUMA Leaders)	\$ (6,000)					
Admin - Allowance for Tax rebates - GIPOT (provincial program)	\$ 14,283					
COVID 2020 - Fire - Telephone (\$1550+\$550=\$2100 revised budget)	\$ 550					
COVID 2020 - Fire - Training (\$54000-\$6000=\$48000 revised budget)	\$ (6,000)					
COVID 2020 - Fire - Telephone (\$14700-\$5700=\$9000 revised budget)	\$ (5,700)					
COVID 2020 - Disaster - Contract (\$18000+\$12000 = \$30000 revised budget)	\$ 12,000					
COVID 2020 - SWMA Landfill Requisition (same as 2019 rate - \$65 - \$404,736-\$17856 = \$386880 revised budget)		\$ (17,856)				
COVID 2020 - SRC - Power	\$ (22,668)					
COVID 2020 - SRC - Gas	\$ (5,574)					
Waste Management - Garbage \$179,250-\$24078 = \$155172 revised budget		\$ (24,078)				
Waste Management - Composting \$27950-\$10286 = \$17664 revised budget		\$ (10,286)				
Waste Management - Recycling \$123500-\$18930 = \$104570 revised budget		\$ (18,930)				
COVID 2020 - Planning and Development -Training - \$10000-\$2500=\$7500 revised budget	\$ (2,500)					
COVID 2020 - Planning and Development -Legal - \$10000-\$5000=\$5000 revised budget	\$ (5,000)					
Planning and Development -Safety Code Inspections - No cost to Town - fees paid by developer - town receives 35% of fee \$30000-\$30000=\$0 revised budget	\$ (30,000)					
BOT - telephone - \$9000-\$6000=\$3000 revised budget	\$ (6,000)					
COVID 2020 - BOT - small equipment (new chairs - \$9000-\$4500=\$4500 revised budget	\$ (4,500)					
COVID 2020 - BOT - Tourism training - \$4000-\$500=\$3500 revised budget	\$ (500)					
COVID 2020 - BOT - Trade Show - \$52000-\$46000=\$6000 revised budget	\$ (46,000)					
COVID 2020 - BOT Community Development \$44000-\$44000=\$0 revised budget	\$ (44,000)					
COVID 2020 - Ball and Soccer Field Upgrades	\$ 4,694					
Separate School Requisition (2019 Rates \$177,747 - \$170,292)				\$ (7,455)		
Public School Requisition (2019 Rates \$2,157,062 - \$2,156,805)				\$ (257)		
	\$ (159,915)	\$ (71,150)	\$ (11)	\$ (7,712)	\$ 2,445	\$ (236,343)
<b>Overall Change</b>	<b>\$ (387,808)</b>	<b>\$ (88,342)</b>	<b>\$ (30)</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>2020 Interim Budget - Amount Available for Capital</b>	<b>\$ 635,497</b>	<b>\$ 389,930</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,025,427</b>
<b>2020 Final Budget - Amount Available for Capital</b>	<b>\$ 247,689</b>	<b>\$ 301,588</b>	<b>\$ (30)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 549,247</b>
	\$ (476,180)					

Summary of Property Taxation Options for 2020									
CPI - Alberta 0.7% (All Items - March 2019 to March 2020)									
Municipal Taxes Only:					All Tax Authorities:			Interim Budget Impact	Revised 2019 Available for Capital
Option	Residential	Non-Residential	New Taxes Pre-existing	New Taxes New Growth	Residential	Non-Residential	New Taxes Pre-existing		
								\$ 1,025,427	\$ (404,582)
#5	0.00%	-1.00%	\$ (22,237)	\$ 38,098	#5	-1.83%	-3.38%	\$ (209,743)	#5 \$ (71,598) \$ 549,247

- Consistent or enhanced funding for Community Partners:

Seniors Housing Support	\$350,318	(+\$19,011 or 5.74% increase 2019 - \$331,307)
Library	\$250,182	(+\$4,480 or 1.82% increase 2019 - \$245,702)
Parkland Regional Library	\$50,890	(+\$1786 or 4% increase 2019 - \$49,104)
Board of Trade -Net	\$308,110	(+\$14,893 or 5.08% increase 2019 - \$293,217)
Joint Landfill	\$386,880	(Consistent with 2019)
Heartland Youth Centre	\$50,000	(Consistent with 2019)
Museum	\$34,000	(Consistent with 2019)
FCSS	\$196,435	(Consistent with 2019)
Handi-Bus	\$25,000	(Consistent with 2019)
Heartland Beautification	\$22,200	(Consistent with 2019)

- Amount available for the 2020 Capital Budget (\$4,445,062) from the Interim Operating Budget (adopted in December 2019) + 2020 Budget (May):

2020 Budget (May 2020)		2020 Interim Budget (Dec 2019)	Diff
General Reserve	\$247,659	\$635,497	(\$387,838)
Water Surplus	(\$63,562)	\$51,218	(\$114,780)
Other Surplus (waste, sewer)	\$365,150	\$338,712	\$26,438
	\$549,247	\$1,025,427	(\$476,180)

- County of Stettler No. 6 Recreation Contribution Partnership

Town of Stettler & County of Stettler												
Recreation Funding Summary												
	Assessment	Agreement %	% (\$)	Amount	Town of Stettler Budget	Actual Paid by County of Stettler	Assessment Diff	Budget Diff	% Diff	Capital (35%) \$93,300 + (65%) \$173,600	Available for Capital	Operating
2015	1,619,422,100	0.03170%	\$513,356.81	\$513,300.00	\$513,451.54	0	0	0.00%	\$266,900	\$118,400	\$128,000	
2016	1,564,948,030	0.03170%	\$496,088.53	\$496,000.00	\$495,612.29	-54,474,070	-17,300	-3.37%	\$266,900	\$118,400	\$110,700	
2017	1,486,850,730	0.03170%	\$471,331.68	\$471,500.00	\$471,008.25	-78,097,300	-24,500	-4.94%	\$266,900	\$118,400	\$86,200	
2018	1,497,109,550	0.03170%	\$474,583.73	\$474,000.00	\$474,248.66	10,258,820	2,500	0.53%	\$266,900	\$118,400	\$88,700	
2019	1,487,837,630	0.03170%	\$471,644.53	\$471,600.00	\$470,979.71	-9,271,920	-2,400	-0.51%	\$266,900	\$118,400	\$86,300	
2020	1,361,294,500	0.03170%	\$431,530.36	\$431,500.00		-126,543,130	-40,100	-8.50%	\$266,900	\$118,400	\$46,200	
2021	1,374,907,445	0.03170%	\$435,845.66	\$435,845.00		13,612,945	4,345	1.01%	\$266,900	\$118,400	\$50,545	
2022	1,388,656,519	0.03170%	\$440,204.12	\$440,205.00		13,749,074	4,360	1.00%	\$266,900	\$118,400	\$54,905	

- Business Licenses/Tax maintained at \$150 per year / \$350 Non-Resident Fee;
- Continue enhance RCMP funding to support local initiatives and peak periods.
- Council continues to financially support the recruitment/relocation process for healthcare workers to our community, as well as strategic efforts to further along provincially planned upgrades to the Stettler Health Care/Hospital Facilities which are on hold due to COVID 19.
- Stettler residents and visitors enjoy a high level of services and community facilities while local property taxes have consistently remained below the provincial average for similar sized municipalities (per Alberta Municipal Affairs most recent Financial Indicator Graphs)

- High quality water at affordable rates (\$1.4420 m<sup>3</sup> & \$1.3960 m<sup>3</sup>) to Regional partners.
  - High quality municipal utility services at affordable rates for our local customers:
    - ✓ Flat Water Rate remains at \$10 per month
    - ✓ **Water Rate** increase of **\$0.02m<sup>3</sup>** (\$2.80 to \$2.82)
    - ✓ **Sewer Rate** increase of **\$0.25** (\$22.50 to \$22.75)
    - ✓ **Garbage Rate** increase of **\$0.25** (\$23.50 to \$23.75)
    - ✓ **Recycling Rate** no change (remains at \$6.50)
- Total - \$63.00 per month + \$2.82 water consumption (\$62.50 per month in 2019)

## Property Assessment

	2019	%	2020	%	Difference	
Residential	537,462,140	69.66%	544,033,990	68.70%	6,571,850	68.70%
Farmland	185,740	0.02%	350,360	0.04%	164,620	0.04%
Industrial	71,053,140	9.21%	71,846,030	9.07%	792,890	9.07%
Commercial	147,495,710	19.12%	160,459,110	20.26%	12,963,400	20.26%
GIPO	3,104,850	0.40%	3,135,320	0.40%	30,470	0.40%
DIP (Provincial Industrial)	205,170	0.03%	204,330	0.03%	(840)	0.03%
Linear	12,011,870	1.56%	11,897,590	1.50%	(114,280)	1.50%
<b>Total Taxable</b>	<b>771,518,620</b>	<b>100.00%</b>	<b>791,926,730</b>	<b>100.00%</b>	<b>20,408,110</b>	
Annexed Residential	11,069,180	1.43%	-	0.00%	-	0.00%
Annexed Farmland	164,330	0.02%	-	0.00%	-	0.00%
Annexed Commercial	11,419,300	1.48%	-	0.00%	-	0.00%
<b>Revised Total Taxable</b>	<b>794,171,430</b>		<b>791,926,730</b>		<b>(2,244,700)</b>	100.00%
Total Growth & Inflation	3,726,790	0.48%	(2,244,700)	-0.28%		Net Change
Growth	4,769,780	0.62%	4,557,670	0.58%		Growth
Inflation	(1,042,990)	-0.14%	(6,802,370)	-0.86%		Inflation / Deflation
Revised Total Taxable	794,171,430		791,926,730			
Total Exempt	167,171,880		171,072,000			
Total Assessment	961,343,310		962,998,730			

### Assessment Comparison

Overall Assessment values for 2020 assessment purposes decreased by (-\$2,244,700) (-0.28%) over 2019 including \$4,557,670 (0.56%) due to new construction/linear growth and Property Assessment decreased in market value of -0.86% (-\$6,802,370). The Annexation Agreement between the Town of Stettler and the County of Stettler expired on December 31, 2019 therefore the assessment from the annexed properties have been included in the assessment totals presented.

### Assessment Valuation and the Financial Impact on Municipal Property Taxation

For 2020 property assessment/tax calculation purposes, pre-existing residential properties depreciated by an average of -1.15% while pre-existing non-residential properties also depreciated slightly by -0.22%.

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
<b>Residential</b>	<b>-1.15%</b>	-0.34%	0.89%	-0.13%	-0.65%	2.09%	1.50%	0.58%	0.07%	0.26%	0.69%	9.48%
<b>Non-Residential</b>	<b>-0.22%</b>	0.52%	0.39%	0.70%	0.85%	1.47%	1.56%	1.49%	3.16%	1.44%	1.03%	5.79%

A Summary of 2020 Property Taxation Options has been prepared to quantify some alternative cumulative financial/budgetary impacts at various reasonable taxation increases over 2019 levels.

## Summary of Property Taxation Options for 2020

CPI - Alberta 0.7% (All Items - March 2019 to March 2020)

Option	<u>Municipal Taxes Only:</u>				<u>All Tax Authorities:</u>			Interim	Revised 2019	
	Residential	Non-Residential	New Taxes Pre-existing	New Taxes New Growth	Residential	Non-Residential	New Taxes Pre-existing	Budget Impact	Available for Capital	
								<b>\$ 1,025,427</b>	<b>\$ (404,582)</b>	
#1	0.00%	0.00%	\$ -	\$ 38,356	#1	-1.83%	-2.71%	\$ (187,506)	#1 \$ (49,103)	\$ 571,742
#2	1.00%	1.00%	\$ 59,337	\$ 38,740	#2	-1.14%	-2.03%	\$ (128,168)	#2 \$ 10,618	\$ 631,463
#3	-1.00%	-1.00%	\$ (59,337)	\$ 37,972	#3	-2.51%	-3.38%	\$ (246,843)	#3 \$ (108,824)	\$ 512,021
#4	1.00%	0.00%	\$ 37,100	\$ 38,481	#4	-1.14%	-2.71%	\$ (150,405)	#4 \$ (11,878)	\$ 608,967
#5	<b>0.00%</b>	<b>-1.00%</b>	\$ (22,237)	\$ 38,098	#5	<b>-1.83%</b>	<b>-3.38%</b>	\$ (209,743)	#5 \$ (71,598)	<b>\$ 549,247</b>
#6	1.00%	-1.00%	\$ 14,863	\$ 38,222	#6	-1.14%	-3.38%	\$ (172,642)	#6 \$ (34,374)	\$ 586,471
#7	2.66%	4.00%	\$ 187,635	\$ 39,723	#7	0.00%	0.00%	\$ 129	#7 \$ 139,899	\$ 760,744

### 2020 Alberta School Foundation Fund (ASFF)

Municipal taxes are the primary component (roughly 70%) of the annual property tax notice. However, the other substantial component is the Education Property Tax Requisition (roughly 25%).

A rough breakdown is as follow:

Municipal	-	70% of total property tax notice
ASFF	-	25% of total property tax notice
Seniors	-	5% of property tax notice

Education tax has a significant impact on the overall amount of property taxes collected from both tax classes. The average percentage changes necessary from pre-existing 2020 tax classes are as follows; based on the actual 2020 Education Property Tax Requisition:

	<u>Residential</u>	<u>Non-Residential</u>
Municipal	0%	0%
Education	-7.52%	-9.87%

Due to the Provincial Election on April 16, 2019, the Provincial ASFF payment was not finalized by the Province until October 2019. For the 2019 Budget, Administration had estimated the ASFF payment to increase by 4% based on prior year's summaries. ( $\$2,322,377 / 2,415,272 = \$92,895 / 4\%$ ). The final ASFF Requisition was determined by the Province in October 2019 to be \$2,314,984 leaving an over levy collection of \$100,162 to be applied in 2020.

Due to the financial uncertainty of COVID-19, the Province of Alberta has maintained the 2020 ASFF Requisition to 2019 levels (2019 - \$2,314,984 / 2020 - \$2,327,097 = \$12,113). This increase of \$12,113 is due to a slight increase of \$3,434,557 in the Town of Stettler Equalized Assessment from 2019 to 2020 used to calculate the ASFF Requisition. ( $\$797,745,987 - \$794,311,430$ )

- 2018 – Actual - \$2,322,377
- 2019 – Actual - **\$2,314,984** / Budget \$2,415,272 (**\$92,895 / 4% increase from 2018**)
  - ASFF (paid to AB) - \$2,145,181
  - Separate (paid to AB) - \$169,803
  - Total - \$2,314,984
    - Residential (collected from tax) - \$1,456,713 - \$42,439 over levy
    - Non-Residential (collected from tax) - \$958,433 - \$57,723 over levy
    - Total - \$2,415,146 - \$100,162
- **2020 - \$2,327,097 (\$2,226,935 + \$100,162)**
  - ASFF (paid to AB) - \$2,156,805
  - Separate (paid to AB) - \$170,292
  - Total - \$2,327,097
    - Residential (collected from tax) - \$1,351,573 + \$42,439 over levy
    - Non-Residential (collected from tax) - \$875,362 + \$57,723 over levy
    - Total - \$2,226,935 + \$100,162

The impact on each property class is broken down as follows ( $\$2,226,935 - \$2,415,146 = (-\$188,211)$ ):  
 The entire Residential property class requisition will decrease by **(\$105,140)** for school purposes in 2020. (\$42,439) from the over levy collected in 2019, (\$62,701) from previously existing properties in 2019 representing a 7.52% decrease and \$4,355 will be generated from new residential construction growth.

The entire Non-Residential property class requisition will decrease by **(\$83,071)** for school purposes in 2020. (\$57,723) from the over levy collected in 2019, (\$25,348) from previously existing properties in 2019 representing a 9.87% decrease and \$11,665 will be generated from new non-residential construction growth.

**Options:**

1. Town Council may desire to change expenditure allocations for any purposes within the proposed 2020 Operating (Tax) Budget thereby changing the projected amount available for capital purposes.
2. Town Council may consider changing the percentage increase / decrease for either property tax class which will result in a corresponding enhancement or a reduction in the projected amount available for capital purposes. The impact of a 1% change in either class is as follows:

Residential Class 1% change equals:	+/- \$37,225
Non-Residential Class 1% change equals:	+/- <u>\$22,496</u>
Combined 1% change:	+/- \$59,721 (½% - \$29,860)



Town of Stettler									
Annual Financial Incremental Impact on Average Residential Customer:									
	2018	2018	Diff	2019	2019	Diff	2020	2020	Diff
Assessment	0.71%	\$274,230		-1.03%	\$271,400		-2.11%	\$265,680	
ASFF		\$702	\$25.00		\$720	\$18.00		\$660	-\$60.00
Seniors		\$110	\$8.00		\$114	\$4.00		\$118	\$4.00
Municipal Tax Levy		\$1,824.00	\$33.00		\$1,847.00	\$23.00		\$1,817.00	-\$30.00
Water Rate per Cubic Meter Based on 17 M3 per Month	\$2.79 x 17m3 x 12	\$569.16	\$2.04	\$2.80x 17m3 x 12	\$571.20	\$2.04	\$2.82x 17m3 x 12	\$575.28	\$4.08
Water Fixed Rate - \$10.00 per Month	\$10 x 12	\$120.00	\$0.00	\$10 x 12	\$120.00	\$0.00	\$10 x 12	\$120.00	\$0.00
Sewer Fixed Rate per Month	\$22.25 x 12	\$267.00	\$3.00	\$22.50 x 12	\$270.00	\$3.00	\$22.75 x 12	\$273.00	\$3.00
Garbage Fixed Rate per Month	\$23.25 x 12	\$279.00	\$3.00	\$23.50 x 12	\$282.00	\$3.00	\$23.75 x 12	\$285.00	\$3.00
Recycling Fixed Rate	\$6.25 x 12	\$75.00	\$0.00	\$6.50 x 12	\$78.00	\$3.00	\$6.50 x 12	\$78.00	\$0.00
Total (Municipal Only)		\$3,134.16	\$41.04		\$3,168.20	\$34.04		\$3,148.28	-\$19.92
Overall Percentage Change			1.33%			1.09%			-0.63%
Total - Municipal / ASFF / Seniors		\$3,946.16	\$74.04		\$4,002.20	\$56.04		\$3,926.28	-\$75.92
Overall Percentage Change - Municipal / ASFF / Seniors			1.91%			1.42%			-1.90%
			\$74.04			\$56.04			-\$75.92

Municipality	Typical User /month	Water Total /month - 20m³ per month	Sanitary Sewer Total /month	Storm Sewer /month	Solid Waste /month	Recycling /month	Yard Waste (Compost) /month	Year Bylaw Updated	Population
Bonnyville	\$79.27	\$50.28	\$12.55		\$12.90	\$3.54		2020	5,417
Bassano	\$80.63	\$48.00	\$13.75	\$5.00	\$10.25	\$3.63		2020	1,206
Delburne	\$89.76	\$57.35	\$13.00		\$16.00	\$3.41		2020	892
High River	\$99.07	\$34.78	\$47.44	\$2.86	\$11.16	\$2.83		2020	13,584
Brooks	\$99.32	\$62.98	\$18.53		\$14.27	\$3.54		2020	14,451
Claresholm	\$99.35	\$59.75	\$16.80		\$12.50	\$10.30		2020	3,780
Whitecourt	\$99.70	\$32.99	\$35.79		\$22.04	\$8.88		2020	10,204
Edson	\$101.40	\$28.83	\$46.07		\$17.50	\$9.00		2020	8,414
Banff	\$103.65	\$24.99	\$59.33		\$19.33			2020	7,851
Drumheller	\$106.28	\$54.91	\$48.62			\$2.75		2020	7,982
Jasper	\$116.27	\$48.20	\$18.20	\$5.98	\$28.31	\$15.58		2020	5,236
Cochrane	\$117.42	\$32.05	\$53.20	\$4.69	\$22.48	\$5.00		2020	25,853
Stettler	\$119.40	\$66.40	\$22.75		\$23.75	\$6.50		2020	5,952
Medicine Hat	\$124.69	\$50.75	\$47.66		\$18.77	\$7.51		2020	63,260
Redcliff	\$124.80	\$64.36	\$37.85		\$22.59			2020	5,600
Strathmore	\$129.93	\$65.89	\$28.72	\$11.16	\$24.16			2020	13,756
Taber	\$130.17	\$48.12	\$46.78	\$10.14	\$21.24	\$3.89		2020	8,428
Okotoks	\$131.64	\$47.50	\$54.25	\$6.93	\$22.96			2020	28,881
Camrose	\$132.53	\$65.43	\$43.09		\$15.21	\$6.00	\$2.80	2020	18,742
Wembley	\$132.79	\$48.62	\$64.67		\$17.00	\$2.50		2020	1,516
Leduc	\$133.99	\$61.24	\$44.10	\$5.00	\$15.50	\$8.15		2020	29,993
Westlock	\$136.36	\$78.70	\$24.96	\$2.00	\$28.70			2020	5,101
Sexsmith	\$136.89	\$48.62	\$64.67		\$17.00	\$6.60		2020	2,620
Airdrie	\$137.01	\$47.60	\$62.62		\$21.31	\$5.48		2020	61,581
Ponoka	\$137.11	\$74.74	\$35.85		\$19.92	\$6.60		2020	7,229
Three Hills	\$138.40	\$80.40	\$39.00		\$13.00	\$6.00		2020	3,212
Grande Prairie	\$138.42	\$48.62	\$59.41		\$20.21	\$10.18		2020	63,166
Fort Saskatchewan	\$142.50	\$62.84	\$52.40		\$27.26			2020	24,149
St Albert	\$142.69	\$48.18	\$51.79	\$16.11	\$13.35	\$6.54	\$6.72	2020	65,589
Canmore	\$146.71	\$35.98	\$76.44		\$18.27	\$16.02		2020	13,992
Spruce Grove	\$146.95	\$68.70	\$53.00		\$25.25			2020	34,066
Penhold	\$151.15	\$42.00	\$81.90	\$4.25	\$23.00			2020	3,277
Devon	\$151.26	\$44.46	\$68.80	\$8.00	\$30.00			2020	6,578
Morinville	\$156.11	\$78.35	\$48.09	\$7.50	\$11.35	\$4.58	\$6.24	2020	9,848
Innisfail	\$157.00	\$60.00	\$74.00		\$18.00	\$5.00		2020	7,847
Wetaskiwin	\$158.53	\$81.08	\$58.04		\$19.41	\$0.00		2020	12,655
Stoney Plain	\$161.88	\$69.34	\$55.80	\$8.59	\$20.15		\$8.00	2020	17,189
Sherwood park	\$166.57	\$59.16	\$74.16	\$7.80	\$25.45			2020	64,733
Lacombe	\$171.47	\$76.81	\$62.90		\$31.76			2020	13,057
Blackfalds	\$172.94	\$82.07	\$62.59		\$28.28			2020	9,328
Nanton	\$176.75	\$76.50	\$84.25	\$2.00	\$7.50	\$6.50		2020	2,130
Alix	\$198.38	\$96.20	\$71.25		\$25.00	\$5.93		2020	1,018
Olds	\$201.93	\$69.63	\$108.00		\$24.30			2020	9,184

Water, Sewer, Garbage & Recycling		2020 Budget - Council May 19, 2020 (0% Res / -1% NonRes)				
Net Budget Impacts						
		2018	2019	2020	2021	2022
		\$10/month plus 630,000 m <sup>3</sup>	\$10/month plus 590,000 m <sup>3</sup>	\$10/month plus 590,000 m <sup>3</sup>	\$10/month plus 590,000 m <sup>3</sup>	\$10/month plus 590,000 m <sup>3</sup>
		@ \$2.7900 m <sup>3</sup>	@ \$2.8000 m <sup>3</sup>	@ \$2.8200m <sup>3</sup>	@ \$2.8300 m <sup>3</sup>	@ \$2.8400 m <sup>3</sup>
Revenue - Water		\$ 2,992,355	\$ 3,128,812	\$ 3,032,318	\$ 3,153,000	\$ 3,154,983
Expenditures - Water		\$ 2,816,041	\$ 3,033,843	\$ 3,095,880	\$ 3,104,212	\$ 3,124,925
Net Budget Impact		\$ 176,314	\$ 94,969	\$ (63,562)	\$ 48,788	\$ 30,058
Net Depreciation, not included		\$ 297,241	\$ 299,040	\$ 298,358	\$ 297,677	\$ 289,846
Debenture Principal, included		\$ 145,570	\$ 148,220	\$ 154,780	\$ 161,640	\$ 163,700
Plus R.O.I. Included in Exp.		\$ 240,000	\$ 235,000	\$ 230,000	\$ 225,000	\$ 225,000
Debenture Interest, included in Exp.		\$ 96,830	\$ 87,300	\$ 80,660	\$ 73,720	\$ 66,470
		2018	2019	2020	2021	2021
		@ \$22.25/month	@ \$22.50/month	@ \$22.75/month	@ \$23.00/month	@ \$23.25/month
Revenue - Sewer		\$ 948,010	\$ 941,490	\$ 905,963	\$ 953,102	\$ 955,529
Expenditures - Sewer		\$ 754,073	\$ 714,907	\$ 642,607	\$ 647,547	\$ 653,639
Net Budget Impact		\$ 193,937	\$ 226,583	\$ 263,356	\$ 305,555	\$ 301,890
Debenture Princ & Int		\$ 262,100	\$ 226,280	\$ 160,940	\$ 160,900	\$ 160,900
		2018	2019	2020	2021	2021
		2185/month	2190/month	2190/month	2195/month	2200/month
		@ \$23.25/month	@ \$23.50/month	@ \$23.75/month	@ \$24.05/month	@ \$24.50/month
Revenue - Garbage		\$ 639,615	\$ 648,725	\$ 655,790	\$ 667,096	\$ 680,800
Expenditures - Garbage		\$ 582,938	\$ 593,120	\$ 600,632	\$ 619,118	\$ 640,704
Net Budget Impact		\$ 56,677	\$ 55,605	\$ 55,158	\$ 47,978	\$ 40,096
		2018	2019	2020	2021	2021
		2160	2160	2160	2165	2170
		@ \$6.25/month	@ \$6.50/month	@ \$6.50/month	@ \$6.75/month	@ \$7.00/month
Revenue - Recycling		\$ 162,000	\$ 168,480	\$ 168,870	\$ 175,365	\$ 182,280
Expenditures - Recycling/Compost		\$ 143,490	\$ 148,815	\$ 122,234	\$ 122,234	\$ 124,847
Net Budget Impact		\$ 18,510	\$ 19,665	\$ 46,636	\$ 53,131	\$ 57,433
<b>Combined Net Budget Impact:</b>		<b>\$ 445,438</b>	<b>\$ 396,822</b>	<b>\$ 301,588</b>	<b>\$ 455,452</b>	<b>\$ 429,477</b>
Non-Utility Net Budget Impact		\$ 581,467	\$ 679,528	\$ 247,659	\$ 559,965	\$ 570,373
		\$ 1,026,905	\$ 1,076,350	<b>\$ 549,247</b>	\$ 1,015,417	\$ 999,850
	1/2% Municipal Tax Increase			\$ 29,860		
	\$.01 increase in Municipal Water			\$ 6,002		
	\$1 increase in Flat Fee Municipal WATER			\$ 29,686		
	\$.01 increase in Municipal Water (COMMERCIAL SEWER)			\$ 1,160		
	\$.05 increase in Flat Fee Municipal SEWER			\$ 1,267		
	\$.05 increase in Flat Fee Municipal GARBAGE			\$ 1,314		
	\$.05 increase in Flat Fee Municipal RECYCLING			\$ 1,296		

Revenue	2020 Budget	Actual - April 30, 2020	Variance	%	Notes
Administration	\$317,333	\$72,645.72	\$244,687.28	22.89%	
	Clearview swimming pool - \$13,313 / White Sands Contract - \$32000 / Inter Department Transfer - \$250,000				
Police	\$565,466	\$13,779.40	\$551,686.60	2.44%	MSI Operating - \$54,199
	Traffic Fines (Budget - \$60,000 / \$12,694 - 21%)				
	Provincial Grant - \$347,000 / Community SRO - \$98,267 (Clearview 50% SRO / County 25% SRO)				
Fire	\$408,427	-\$2,611.86	\$411,038.86	-0.64%	
Disaster Services	\$0	\$0.00	\$0.00	0.00%	
Bylaw Enforcement	\$109,950	\$112,835.00	-\$2,885.00	102.62%	Animal / Business License
	Business Licenses (Budget - \$86,250 - Actual \$92,350 (107%) / Animal License - Budget \$21,700 - Actual \$19,885				
Roads, Streets, Walks, Lights	\$269,535	\$42.69	\$269,492.31	0.02%	
	Roads Frontage - Pavement (Budget - \$67,460 / Drawn for Op Reserves (Capital) - \$205,000)				
Airport	\$10,880	\$4,613.20	\$6,266.80	42.40%	
Drainage	\$0	\$0.00	\$0.00	0.00%	
Water Supply & Distribution	\$3,252,098	\$703,951.72	\$2,548,146.28	21.65%	
	Drawn from Op Reserve (Capital) - \$105,000				
	Metered sale of water (Budget - \$1,961,388 / Actual - \$431,473 - 22%)				
	Metered out of Town (Budget - \$1,070,000 / Actual - \$252,154 - 24%)				
	Bulk water (Budget - \$40,000 / Actual \$5,074 - 13%)				
Sewer	\$950,675	\$221,153.78	\$729,521.22	23.26%	
	Sewer Service Charges (Budget - \$888,655 / Actual \$221,154 - 25%)				
Garbage Collection & Disposal	\$824,660	\$205,581.93	\$619,078.07	24.93%	SWMA haul rebate - \$23,000
	Residential Garbage Revenue (Budget - \$623,438 / Actual \$153,388 - 25%)				
	Recycling Revenue (Budget - \$168,870 / Actual - \$42,341 - 25%)				
FCSS	\$157,148	\$52,383.00	\$104,765.00	33.33%	
Cemetery	\$23,600	\$2,245.00	\$21,355.00	9.51%	
Planning & Development	\$44,500	\$6,457.52	\$38,042.48	14.51%	
	Building Permits (Budget - \$30,000 / Actual - \$2,084 - 7%)				
Economic Development - BOT	\$222,920	\$51,477.37	\$171,442.63	23.09%	
Subdivision Land	\$2,000	\$0.00	\$2,000.00	0.00%	Subdivision Fees
Land, Housing & Rentals	\$273,780	\$91,649.51	\$182,130.49	33.48%	
	Health Unit - \$197,950				
	Ambulance Station - \$20,100				
	SRC - Library - Budget - \$42,000				
Recreation - General	\$3,000	\$2,515.17	\$484.83	83.84%	
Recreation Programs	\$24,460	\$952.74	\$23,507.26	3.90%	Ball / Soccer
Facilities	\$1,113,205	\$134,574.73	\$978,630.27	12.09%	County Partnership - \$466,000
	Drawn from Op Reserve (Capital) - \$24,500				
Community Hall	\$55,000	\$3,759.03	\$51,240.97	6.83%	
	Drawn from Op Reserve (Capital) - \$15,000				
Senior's Center	\$22,875	\$9,104.29	\$13,770.71	39.80%	
Parks	\$100,650	\$0.00	\$100,650.00	0.00%	
	Lions Campground - Budget - \$100,000 / Actual - \$0 - 0%				
Operating Contingency	\$0	\$0.00	\$0.00	0.00%	
Taxes / Penalties	\$8,772,236	\$29,296.62	\$8,742,939.38	0.33%	Incl Business Taxes / Penalties
Other Revenue	\$1,778,000	\$446,084.27	\$1,331,915.73	25.09%	
	Franchise Fee - GAS (Budget - \$936,000 / Actual - \$217,336 - 23%)				
	Franchise Fee - ELECTRIC (Budget - \$712,000 / Actual - \$176,576 - 25%)				
	Return on Investments (Budget - \$130,000 / Actual - \$52,172 - 40%)				
<b>Total Revenue</b>	<b>\$19,302,398</b>	<b>\$2,162,490.83</b>	<b>\$17,139,907.17</b>	<b>11.20%</b>	

Expense	2020 Budget	Actual - April 30, 2020	Variance	%	Notes
Council & Legislative	\$221,300	\$64,240.19	\$157,059.81	29.03%	
Council Honorarium (Budget - \$152,300 / Actual - \$53,306 - 35%)					
Council per diem - Budget - \$27,000					
Council travel & subsistance - Budget - \$22,000 / Actual - \$2,575 - 12%					
Council membership Conferences (Budget - \$16,000 / Actual - \$8,359 - 52%)					
Administration	\$1,215,838	\$403,999.08	\$811,838.92	33.23%	Admin, Office, Computer, Assess
Police	\$1,140,831	\$41,361.91	\$1,099,469.09	3.63%	
RCMP - Contract Billings (Budget - \$956,072)					
Fire	\$900,178	\$149,650.97	\$750,527.03	16.62%	
Disaster Services	\$20,068	\$288.39	\$19,779.61	1.44%	
Bylaw Enforcement	\$185,808	\$46,711.78	\$139,096.22	25.14%	
Common Services	\$150,597	\$29,202.12	\$121,394.88	19.39%	Shop
Roads, Streets, Walks, Lights	\$2,108,345	\$357,510.99	\$1,750,834.01	16.96%	\$205,000 Op Cap Projects (sidewalks & pathways)
Airport	\$46,974	\$7,427.30	\$39,546.70	15.81%	
Water Supply & Distribution	\$3,200,880	\$725,494.27	\$2,475,385.73	22.67%	\$105,000 Op Cap Projects
Sewer	\$642,607	\$174,174.91	\$468,432.09	27.10%	
Garbage Collection & Disposal	\$794,016	\$165,521.83	\$628,494.17	20.85%	
FCSS	\$196,435	\$98,217.50	\$98,217.50	50.00%	
Cemetery	\$64,668	\$4,957.66	\$59,710.34	7.67%	
Planning & Development	\$380,225	\$90,666.43	\$289,558.57	23.85%	
Comm Services -Handi Bus	\$25,000	\$0.00	\$25,000.00	0.00%	
Economic Development	\$633,150	\$140,742.88	\$492,407.12	22.23%	Ec Dev, BOT. HBC
Subdivison Land	\$55,270	\$14,140.27	\$41,129.73	25.58%	
Land, Housing & Rentals (47343)	\$43,900	\$8,852.04	\$35,047.96	20.16%	
Recreation - General	\$140,775	\$37,233.40	\$103,541.60	26.45%	
Recreation Programs	\$80,280	\$10,298.21	\$69,981.79	12.83%	
Facilities	\$2,484,012	\$645,684.96	\$1,838,327.04	25.99%	\$24,500 Op Cap Projects (pool)
Culture	\$345,812	\$162,383.46	\$183,428.54	46.96%	Parkland, Library, Museum
Community Hall	\$119,029	\$25,122.37	\$93,906.63	21.11%	\$15,000 OP Cap (Culture)
Senior's Center	\$13,310	\$1,763.71	\$11,546.29	13.25%	
Parks	\$614,051	\$44,921.66	\$569,129.34	7.32%	
Operating Contingency	\$795,427	\$0.00	\$795,427.00	0.00%	WTP Gross Recovery, Tran to Res
WTP gross recovery - (\$230,000) (JE made at end of year prior to Audit)					
Available for Capital from 2020 Operating Budget for 2020 Capital Budget - \$1,025,427 (Water \$51,218 + Utility \$338,712 (sewer, waste, recycling) + Total Available for Capital - \$635,497) + Contingency - Utility - \$0 / Salaries - \$0 = \$1,025,427					
Requisitions	\$2,683,612	\$753,904.90	\$1,929,707.10	28.09%	
ASFF (Budget - \$2,157,062 - Actual - \$536,295 - 25%)					
ASFF Separate School (Budget - \$177,747 - Actual - \$42,451 - 24%)					
County of Stettler Senior Lodges (Budget - \$347,873 - Actual \$175,159 - 50% Actual)					
<b>Total Expense</b>	<b>\$19,302,398</b>	<b>\$4,204,473.19</b>	<b>\$15,097,924.81</b>	<b>21.78%</b>	
<b>Surplus / Deficit</b>	<b>\$0</b>	<b>-\$2,041,982.36</b>	<b>\$2,041,982.36</b>		

Project	Actual Project Complete Cost / Council Tender Cost / Budget cost	2020 Budget Expense - Approved by Council	Actual - Project Expenses - April 30, 2020	Utility (Water) Avail for Capital 2020 Interim Operating Budget (Rates) = (-\$63,562)	Utility (other) Avail for Capital 2020 Interim Operating Budget (Rates) = \$365,150	Available for Capital 2020 Interim Operating Budget (taxes)- \$247,659	General Reserve 4-15-00-00-74-700	Total Other Reserves (for capital purposes)	2020 Operating Budget / MSI Operating \$52,856 (\$53,391)	Debtenture / Local Improvement	Grants - MSI - \$943,458 (\$945,165)	Grants - FGT - \$340,465 (\$346,344)	Grants - BMTG (\$60 per cap x 5952 = \$357,120)	Other	\$8121 difference in provincial Grants from feb 27 Provincial Budget	Total
ADM 6-12-03-00-30-630	Computer Replacement Program	\$0.00	\$0.00					\$0.00	Office equip							\$0.00
ADM 6-12-03-00-31-630	Server Replacement (email, data , licensing)	\$35,042.00	\$35,042.00			\$154.00		\$34,888.00	Office equip							\$35,042.00
ADM	Softward Upgrade (e services/extender info)	\$25,670.00	\$25,670.00	\$3,520.00	\$20,670.00			\$5,000.00	Software Update							\$25,670.00
ADM	Communication - Website & Mobile APP	\$50,000.00	\$50,000.00		\$50,000.00											\$50,000.00
FIRE 6-23-99-91-00-764	2001 Fire Engine Replace-2026-\$1M	\$100,000.00	\$100,000.00	JE at end of year	\$0.00	\$100,000.00										\$100,000.00
FIRE 6-23-00-00-30-630	2 way radio system Replacement AFRRCS (Alberta 1st Responder Communication System) in 2021	\$60,150.00	\$60,150.00	JE at end of year	\$0.00	\$60,150.00										\$60,150.00
FIRE 6-23-00-30-00-630	Multipurpose Air Shelter Command - Regional	\$24,500.00	\$24,500.00			\$12,250.00							\$12,250.00	County		\$24,500.00
Op 2-32-09-00-01-244	Sidewalk replacement program (yearly)	\$130,000.00	\$130,000.00			\$55,000.00			\$75,000.00							\$130,000.00
Op 6-32-09-60-02-660	Pathway Program (Area 2c - Hwy 12 along Co-op/Stettler GM)	\$100,000.00	\$100,000.00		\$0.00		\$33,000.00	\$67,000.00	Pathway							\$100,000.00
Op 2-32-09-00-03-244	Pathway Rehab (2017 Council Direction)	\$50,000.00	\$50,000.00						\$50,000.00							\$50,000.00
Op 2-32-21-00-03-536	Pavement Patching	\$150,000.00	\$150,000.00		\$150,000.00	\$0.00										\$150,000.00
Op	44th Avenue Overlay from Hwy 56-65th Street	\$950,000.00	\$950,000.00						\$52,856.00			\$600,833.89	\$296,310.11			\$950,000.00
Op	Mainstreet - 49th Avenue - 1/2 block south	\$380,000.00	\$380,000.00								\$380,000.00					\$380,000.00
Op	"Okoppe" Parking Lot Upgrade (50th Avenue / 49th Street)	\$60,000.00	\$60,000.00		\$60,000.00											\$60,000.00
Op	Cemetery concrete runner sidewalk	\$30,000.00	\$30,000.00			\$30,000.00										\$30,000.00
Water 6-41-11-10-24-610	Watermain on 52ndST between 49-50ave	\$230,000.00	\$230,000.00	\$2,832.84							\$230,000.00					\$230,000.00
Water	Watermain on 61ST Grandview	\$273,000.00	\$273,000.00								\$273,000.00					\$273,000.00
Water	Install additional fire hydrants 46th street	\$30,000.00	\$30,000.00		\$15,000.00	\$15,000.00										\$30,000.00
Water	Abandon Water Wells 15, 16, 17	\$90,000.00	\$90,000.00		\$15,000.00	\$75,000.00										\$90,000.00
Sewer	Sewermain on 61ST Grandview	\$273,000.00	\$273,000.00								\$273,000.00					\$273,000.00
Sewer	Lift station pump upgrades	\$300,000.00	\$300,000.00									\$260,000.00	\$40,000.00			\$300,000.00
Storm	Cattail removal Red Willow Creek	\$250,000.00	\$250,000.00		\$100,000.00	\$69,000.00		\$81,000.00	WTS Operations							\$250,000.00
Equip	One tonne truck	\$50,000.00	\$50,000.00			\$0.00		\$50,000.00	Common Services							\$50,000.00
Equip 6-31-11-30-25-630	Grader (keep old one for winter)	\$280,000.00	\$280,000.00	\$15,400.00	\$280,000.00											\$280,000.00
WTP	WTP - Chlorine Analyzer	\$20,000.00	\$20,000.00		\$20,000.00											\$20,000.00
WTP	WTP - Make up air unit replacement	\$20,000.00	\$20,000.00		\$20,000.00											\$20,000.00
WTP	WTP - Membranes (build reserves)	\$50,000.00	\$50,000.00		\$50,000.00											\$50,000.00
WTP	WTP - Chlorine gas replacement	\$50,000.00	\$50,000.00		\$50,000.00											\$50,000.00
WTP 6-41-01-20-26-620	WTP - Fluoride meter	\$12,000.00	\$12,000.00	\$12,935.00	\$12,000.00											\$12,000.00
WTP	WTP - Storage pond additional shading	\$15,000.00	\$15,000.00		\$15,000.00											\$15,000.00
WTP	WTP - Potable water pump	\$50,000.00	\$50,000.00		\$50,000.00											\$50,000.00
Park	Skateboard Park - Phase 2	\$126,000.00	\$126,000.00		\$63,100.45								\$62,899.55	Association		\$126,000.00
Park	Baseball diamond utility vehicle (mule)	\$32,000.00	\$32,000.00			\$0.00		\$32,000.00	Common Services							\$32,000.00
SRC	Scissor lift	\$12,000.00	\$12,000.00	\$8,731.77	\$12,000.00											\$12,000.00
SRC	Door Accessibility	\$24,500.00	\$24,500.00		\$24,500.00											\$24,500.00
SRC Fitness	Pec Deck Machine	\$6,550.00	\$6,550.00			\$6,550.00										\$6,550.00
SRC - Arenas	Tube Heaters	\$62,500.00	\$62,500.00		\$62,500.00											\$62,500.00
SRC - Pool	Controllor Replacement	\$28,150.00	\$28,150.00			\$28,150.00										\$28,150.00
Culture	Culture Projects	\$15,000.00	\$15,000.00	JE at end of year		\$15,000.00										\$15,000.00
<b>Total 2020 Capital Budget</b>		<b>\$4,445,062.00</b>	<b>\$4,445,062.00</b>	<b>\$43,419.61</b>	<b>\$232,000.00</b>	<b>\$912,770.45</b>	<b>\$391,254.00</b>	<b>\$33,000.00</b>	<b>\$269,888.00</b>	<b>\$177,856.00</b>	<b>\$0.00</b>	<b>\$1,156,000.00</b>	<b>\$860,833.89</b>	<b>\$336,310.11</b>	<b>\$75,149.55</b>	<b>\$4,445,062.00</b>
<b>Council Motion - 20:02:03 - Feb 4, 2020</b>		<b>\$4,445,062.00</b>	<b>\$0.01</b>			<b>\$549,247.00</b>	<b>\$1,536,024.45</b>					<b>-\$84,873.00</b>	<b>-\$532,556.89</b>	<b>\$20,809.89</b>		<b>\$4,445,062.00</b>
<b>Total 2020 Capital Budget</b>		<b>\$4,445,062.00</b>					<b>-\$986,777.45</b>									<b>\$0.00</b>
<b>Difference (Actual vs Council Budget)</b>		<b>\$0.00</b>														

2019 Carry Forward																	
2019 Carry Forward - Projects not Completed	Brought forward from 2019 Budget Carry Forward	2019 Approved Amount (with tender amount updates)	Actual - Project Expenses - March 31, 2020	Utility (Water) Available for Capital Budget	Utility (other) Available for Capital Budget	Available for Capital (taxes)	Transfer From General Reserves	Transfer From Other Reserves	Operating Budget	Debtenture / Local Improve	MSI	FGT	BMTG	Other	Total		
6-32-09-60-00-660	Pathway Expansion - (Melissa Dec 30/19 - carry forward balance - \$100,000-46,628.12 = \$53,371.88)	\$53,371.88	\$53,371.88			\$53,371.88									\$53,371.88		
6-32-21-10-22-610	51st Avenue - 59-61st Street Cement and Paving - (Melissa Dec 30/19 - carry forward balance - \$0)	\$141.75	\$0.00	\$575.10					\$141.75						\$141.75		
6-32-21-10-01-610	Downtown StreetScape Concept Planning - (Melissa Dec 30/19 - carry forward balance - \$20,000-\$8728.79= \$11,271.21)	\$11,271.21	\$11,271.21	\$10,249.74		\$11,271.21									\$11,271.21		
6-41-11-10-22-610	Watermain replace on 52nd Street between 48-49 Ave - (Melissa Dec 30/19 - carry forward balance - \$221,369.75 - \$205,400.66 = \$15,969.09)	\$15,969.09	\$15,969.09	\$13,775.67							\$15,969.09				\$15,969.09		
6-41-11-10-23-610	Watermain replace west of 57ASTbetween 46-47 Ave - (Melissa Dec 30/19 - carry forward balance - \$229,465.78 - \$213,354.80 = \$16,110.98)	\$16,110.98	\$16,110.98	\$2,467.05							\$16,110.98				\$16,110.98		
6-41-14-20-01-620	Water Reservoir Pump Upgrades - (Melissa Dec 30/19 - carry forward balance - \$150,000 - \$210.00 = \$149,790)	\$149,790.00	\$149,790.00	\$210.00							\$149,790.00				\$149,790.00		
6-42-00-10-22-610	Sewermain replace west of 57ASTbetween 46-47 Ave - (Melissa Dec 30/19 - carry forward balance - \$229,465.78 - \$213,354.81 = \$16,110.97)	\$16,110.97	\$16,110.97	\$2,467.05							\$16,110.97				\$16,110.97		
6-42-00-20-00-620	Lift Stations A & B Furnaces - (Melissa Dec 30/19 - carry forward balance - \$30,000 - \$0.00 = \$30,000)	\$30,000.00	\$30,000.00	\$15,433.03	\$30,000.00										\$30,000.00		
6-31-11-50-00-650	3/4 Tonne Truck - (Melissa Dec 30/19 - carry forward balance - \$36,526.25 - \$0 = \$39,526.25)	\$39,526.25	\$39,526.25	\$40,006.25	\$39,526.25										\$39,526.25		
6-31-11-50-02-650	Tandem - (Melissa Dec 30/19 - carry forward balance - \$170,000-0=\$170,000)	\$170,000.00	\$170,000.00								\$170,000.00				\$170,000.00		
6-31-11-30-06-630	Snow Blower - (Melissa Dec 30/19 - carry forward balance - \$180,000 - 0 = \$180,000)	\$159,700.00	\$159,700.00	\$159,700.00							\$159,700.00				\$159,700.00		
6-41-01-20-22-620	WTP - MCC Room Air Conditioning - (Melissa Dec 30/19 - carry forward balance - \$10,000 - \$675.96 = \$9324.04)	\$9,324.04	\$9,324.04		\$9,324.04										\$9,324.04		
6-41-01-20-10-620	WTP - Cathodic Protection Distribution Line - (Melissa Dec 30/19 - carry forward balance - \$100,000 - 0 = \$100,000)	\$100,000.00	\$100,000.00		\$100,000.00										\$100,000.00		
2-61-02-00-05-239	North ASP - (Melissa Dec 30/19 - carry forward balance - \$25,000 - 0 = \$25,000)	\$25,000.00	\$25,000.00					\$25,000.00	planning res						\$25,000.00		
6-41-14-10-01-610	Water Reservoir Exterior and Insulation - 2018 Carry Forward - (Melissa - December 20) - (Melissa Dec 30/19 - carry forward balance - \$50,000 - 0 = \$50,000)	\$50,000.00	\$50,000.00		\$10,000.00			\$40,000.00	Coat Reservoir Exterior						\$50,000.00		
6-42-01-10-11-610	Lagoon Cell B (2018) & Cell C (2019) - Desludging (Melissa Dec 30/19 - carry forward balance for desludging Cells B (2018 - Budget \$334,720 / tender amount - \$230,162.71) and C (2019 - Budget - \$300,000 / tender amount - \$153,442.67) - Total 2019 Carry forward to 2020 - (\$230,162.71+\$153,442.67-\$192,778.92 = \$190,826.46)	\$190,826.46	\$190,826.46	\$17,062.41							\$190,826.46				\$190,826.46		
6-42-00-10-20-610	New Sewer Dump - 2018 Carry Forward - (Melissa - December 20) - (Melissa - December 20) - (Melissa Dec 30/19 - carry forward balance - \$115,000 - 0 = \$115,000)	\$115,000.00	\$115,000.00			\$115,000.00									\$115,000.00		
6-41-01-10-01-610	WTP - Waste Pond Dredging - 2018 Carry Forward - (Melissa - December 20) - (Melissa - December 20) - (Melissa Dec 30/19 - carry forward balance - \$350,000 - 1171.80 = \$348,828.20)	\$348,828.20	\$348,828.20		\$348,828.20										\$348,828.20		
6-41-01-20-21-620	WTP - 400mm Distribution Line Valve - 2018 Carry Forward - (Melissa - December 20) - (Melissa - December 20) - (Melissa Dec 30/19 - carry forward balance - \$250,000 - \$20,499.36 = \$229,500.64)	\$229,500.64	\$229,500.64	\$11,985.20			\$229,500.64								\$229,500.64		
6-41-11-10-08-610	4203-50A Ave - Motion 18:05:20 - 2018 Carry Forward - \$140,000 to 2019 to complete (Melissa - January 7, 2019) - (Melissa Dec 30/19 - carry forward \$5000 to cover engineering inspections - \$5000)	\$5,000.00	\$5,000.00	\$562.95	\$5,000.00										\$5,000.00		

6-33-00-10-01-630	Airport - GPS Approach - 2017 Carry Forward - Melissa 20/12/17 - \$40,000 - 2018 Carry Forward - carry forward balance (40,000-7,450 = 32,550) - Melissa January 7, 2019 - (Melissa Dec 30/19 - carry forward balance (joint Airport Grant - runway lighting) \$32,550 - 0 = \$32,550)	\$32,550.00	\$32,550.00			\$16,275.00										\$16,275.00	County	\$32,550.00	
6-41-11-30-03-630	SCADA Water Communication System - 2017 Carry Forward Balance - Melissa - 20/12/17 - \$120,500 - \$31,604.70 = \$88,895.30 - 2018 Carry Forward - carry forward balance to 2019 (88,895.30-54,188.57 = 34,706.73) - Melissa January 7, 2019 - (Melissa Dec 30/19 - carry forward balance (joint Airport Grant - runway lighting) \$34,706.73 - \$2201.72 = \$32,505.01)	\$32,505.01	\$32,505.01			\$32,505.01													\$32,505.01
6-41-11-10-19-610	Motion 17:03:04 - Sewer / Water Main 51 Ave - 57 to 59 Street (Total Budget \$970,000 (450,000+520,000) Contract Price - \$737,042 - \$232,958 under budget - 2017 Carry Forward - Melissa 20/12/17 - \$25,000 Engineering and final work. - 2018 Carry Forward - Warranty Expires in 2019 - carry forward balance (25,000-8587.35=16,412.65) - Melissa January 7, 2019 - (Melissa Dec 30/19 - carry forward \$16,413 to cover engineering inspections - \$16,413)	\$16,413.00	\$16,413.00			\$16,413.00													\$16,413.00
641111012610 / 642001014610	Motion 17:02:27 - Sewer / Water - 50 Ave back alley between 55-56 Street - (Total Budget \$500,000 (250,000+250,000) \$78,217 Under Budget - 2017 Carry Forward - Melissa 20/12/17 - \$10,000 Engineering and final work. - 2018 Carry Forward - Warranty Expires in 2019 - carry forward balance - Melissa January 7, 2019 - (Melissa Dec 30/19 - carry forward \$10,000 to cover engineering inspections - \$10,000)	\$10,000.00	\$10,000.00			\$10,000.00													\$10,000.00
2-73-11-02-03-239	SRC - Red Arena - Re-vamp player boxes (glass, boards and gates) - carry forward to 2020 (Allan Sept 11)	\$16,500.00	\$16,500.00			\$16,500.00													\$16,500.00
2-77-05-00-02-239	Parks - West Stettler Park - Imp (2019 Strategic Plan) - Allan - January 6, 2020 - carry forward balance - \$25,000 - 2020 Power & Water Feature	\$50,000.00	\$50,000.00			\$50,000.00													\$50,000.00
6-56-00-60-01-660	Cemetery Columbarium - Allan - January 6, 2020 - carry forward balance - \$20,000 - \$1800 = \$18,200	\$18,200.00	\$18,200.00			\$18,200.00													\$18,200.00
6-74-14-30-02-630	Community Hall - HVAC - Allan - January 6, 2020 - carry forward balance - \$271,000.00 - \$82,917.94	\$82,917.94	\$82,917.94					\$82,917.94	Community Hall / Arts & Culture										\$82,917.94
2-26-02-00-00-263	Bylaw Enforcement - Property	\$1,289.46		\$1,289.46						\$1,289.46									\$1,289.46
2-061-02-00-03-239	Planning - ASP	\$2,364.12		\$2,364.12				\$2,364.12	Planning Reserve										\$2,364.12
6-41-01-20-24-620	WTP - Primary Coagulant (warranty credit)	-\$2,569.00		-\$2,569.00						-\$2,569.00									-\$2,569.00
6-42-01-10-12-610	Lagoon Engineering (legal)	\$0.00		\$0.00															\$0.00
6-73-11-30-13-630	Concession Equipment (grill replacement)	\$4,674.86		\$4,674.86						\$4,674.86									\$4,674.86
	Council - Board Room Chairs - 2018 Carry Forward - Steve - Working with Clearview to find suitable chair - or stick with old ones - Stay with Old Ones (January 7, 2020)	\$0.00	\$0.00	\$0.00		\$0.00													\$0.00
	<b>Total 2019 Carry Forward</b>	\$2,000,316.86	\$1,994,415.67	\$280,253.89	\$542,678.49	\$190,193.01	\$149,343.09	\$229,500.64	\$150,282.06		\$3,537.07	\$0.00	\$718,507.50	\$0.00	\$0.00	\$16,275.00	\$0.00	\$2,000,316.86	
	<b>Total 2020 Capital (Inc 2019 Carry Forward)</b>	\$6,445,378.86	\$6,439,477.67	\$323,673.50	\$774,678.49	\$1,102,963.46	\$540,597.09	\$262,500.64	\$420,170.06		\$181,393.07	\$0.00	\$1,874,507.50	\$860,833.89	\$336,310.11	\$91,424.55	\$0.00	\$0.00	
						\$2,418,239.04			\$682,670.70										
													<b>Total Grants Available</b>	\$1,929,881.04	\$894,411.47	\$450,889.22			
													<b>Balance</b>	\$55,373.54	\$33,577.58	\$114,579.11			



# MEMORANDUM

Date: May 19, 2020

To: Greg Switenky  
CAO

From: Lara Angus  
Corporate Communications Coordinator

Re: 2020 Seniors' Week

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## **Background:**

Annually, the first week of June is recognized as Seniors' Week throughout Alberta. Historically, the Town of Stettler and County of Stettler Councils have collaborated to celebrate our community's seniors by signing an official declaration of Seniors' Week, and by visiting each of the four (4) housing lodges in Stettler and the Stettler Recreation Centre HUB to socialize. In 2020, Seniors' Week will take place on June 1<sup>st</sup> – 7<sup>th</sup>.

## **Circumstances:**

Alberta has declared a public health emergency due to the COVID-19 outbreak. This includes restrictions on mass events and gatherings.

Due to these restrictions and the heightened risk of transmission within vulnerable populations, Alberta Seniors and Housing is discouraging communities from hosting live events in recognition of Seniors' Week. Communities throughout the province are encouraged to declare Seniors' Week 2020.

**TO:** Town of Stettler Council

**DATE:** 2020 05 19

**FROM:** Greg Switenky  
CAO

## **CHIEF ADMINISTRATIVE OFFICER'S REPORT – APRIL 2020**

### **ADMINISTRATION – CAO – GREG SWITENKY**

1. Meetings: Town Council, Department Head and Staff (localized) information sharing.
2. Organizational COVID-19 daily continuity planning sessions with Senior Administration.
3. Regional EOC operations transitioned to virtual and maintained by DEM.
4. Continue working with Communications Coordinator (Lara) to prepare weekly COVID-19 Employee Information Message from CAO via email accounts.
5. Ongoing daily (Alberta.ca) Provincial COVID-19 information updates and releases.
6. Participate in numerous COVID-19 Telephone Town Halls, teleconferences, and webinars.
7. Final reviews of 2020 utility/tax payment & penalty deferrals for Council's consideration; exceeding the Provincial requirements respecting Non-Residential education property tax deferrals.
8. Final reviews of 2020 Operating (Tax) Budget Memo for Council's consideration. 2020 Capital Budget maintained with \$453,655 plus \$22,496 in anticipated net financial impacts being redirected from alternative internal funding sources (reserves).
9. Ongoing liaison and information sharing with County Administration; working on community matters and strengthening collaborative working relationships.
10. Ongoing internal guidance and communication with Council respecting roles & responsibilities within our organization.
11. Continuous engagement with Senior Department Heads regarding situational solutions to arising issues/requests, emergent problems and troubleshooting Council Member/ratepayer concerns.

### **ADMINISTRATION – ASSISTANT CAO – STEVEN GERLITZ**

1. Meetings attended included: Senior Administration COVID 2020 Meetings, Numerous Town Hall Meetings (listening), Dr. Hinshaw Daily COVID Updates (listening)
2. Projects worked on included:
  - COVID info and research
  - 2019 Financial Statement – follow up

- 2019 Regional Water true-up costing payments
- 2020 Tax Budget
- 2020 Tax Levy Bylaw
- 2020 Capital Budget Summary – April 30, 2020
- 2020 Operating Budget Summary – April 30, 2020
- 2020 Reserves Update – April 30, 2020
- 2020 Grant Updates – April 30, 2020
- Compost Bins (**Thank you Allan and Park & Recreation Staff for getting bins out to various locations**)
- Council Agenda prep
- Council Minutes
- AP Invoices and sign checks
- Ratepayer issues and concerns

### **TRANSPORTATION – IVAN WILFORD**

- Snow removal
- Haul snow piles
- Dig graves and cremations
- Sign repairs
- Snow removal on sidewalks and pathways
- Sanding of streets
- Cross walk light repairs
- Pick up and haul cement blocks to the water treatment plant
- Steam catch basins and culverts
- Fill potholes
- Started street sweeping
- Dig the snow out of the creek thru black rock sub division to help with drainage
- Took down snow fence
- Started sweeping of boulevards
- Washed up sanders and oiled them up and put them away
- Started grading alleys
- Changed the mold board over on the grader

### **WATER – GRANT MCQUAY**

- 1) Rounds, readings, locates and meters.
- 2) Reservoir basement pipes, wire brushed and primed.
- 3) Hydrant Inspections/repairs.
- 4) On line courses.
- 5) Reviewed hazard assessments, job procedures, DWSP and Approvals.
- 6) Curbstop repair/replace.
- 7) Landscaping and seeding.
- 8) Lagoon sampling.
- 9) Water leak repairs.

10) Weekly cleaning of WTS sanitary tank and CL17 analyzer bottles changed out.

11) Dig site maintenance.

### **WATER TREATMENT PLANT SUPERVISOR – CHRIS SAUNDERS**

1. The temporary sludge curtain which was installed into the south settling tank for test purposes is working out well. The season has changed and as the water is warming up there is a definite improvement in the sludge settling in the south tank. A more permanent structure will be looked at for the future.
2. Potassium permanganate has been set up in the low lift pump house and is being injected into the raw water inlet to the reservoir. The dose is a little low at this time as we await the arrival of a larger capacity pump. We are noticing at this time a reduction in the chlorine demand for this time of year at this point. We are hoping that the addition of the permanganate will remove the manganese and keep the algae from blooming this year as well. Permanganate also helps with odor and taste problems.
3. The new online fluoride meter has been installed and is now in service and the readings are almost identical to our lab results.
4. We put an end to the trial and sent the Kuntze Chlorine meter back to Cleartech. The meter will not work for us as it requires too much maintenance to get stable readings.
5. Tyler Nelson will be writing his Class III Water Treatment exam in June as long as the exam does not get postponed due to Covid.
6. The monthly maintenance is being performed as usual with the exception of entering the settling tanks for the yearly maintenance which will be completed a little later in the year when the Covid restrictions allow. There should be no problems with this delay.
7. There have been no problems thus far with the delivery of chemicals and supplies to the water treatment plant. Lab samples are being shipped out to the labs and processed with no problems at this time as well. All of our vendors have implemented safe protocols with no issues.
8. All staff seem to be in chipper moods and handling the new scheduling and shifted workloads well.
9. The sludge ponds survey went well. The contractors were quite pleased, "We loved how you and your team were friendly, approachable and kept an immaculate site" Kudos to my staff!

**DIRECTOR OF OPERATIONS – MELISSA ROBBINS**

Meetings:

- Department Head
- COVID-19 Dept Head meeting
- Weekly Conference Call – organized by Drumheller with Horner and Kurik online

Projects:

- Downtown Streetscape tender and design
- COVID-19 – hazard assessments, work schedules, modifying procedures, etc.
- 2020 Paving Program design and tender
- 61 Street Water/Sewer Design
- Lagoon Aeration litigation – two calls with Brownlee
- AltaGAS replacements Phase 2 program underway – approving alignment changes
- WTP 400mm valve – cost estimates are overbudget. Revising design with MPE to fit within budget parameters
- WTP Waste pond desludging – pre surveys completed.

**DIRECTOR OF PLANNING & DEVELOPMENT – LEANN GRAHAM**

1. Building Permit Activity to Date

	<b>2018 Permits to April 30, 2019</b>	<b>2019 Permits to April 30, 2020</b>
<b>Institutional</b>	\$182,121.00	-
<b>Industrial</b>	-	\$92,000.00
<b>Commercial</b>	\$2,478,924.00	\$25,000.00
<b>Residential</b>	\$537,650.00	\$893,860.00
<b>Total</b>	<b>\$3,198,695.00</b>	<b>\$1,010,860.00</b>

2. Projects:

- Score Development
- Ken-Mar Concrete Development
- Parcel's Trucking Re-Development
- Corporate Identity Initiative
- North West ASP
- AE Kennedy Maintenance
- Bylaw Property Inspections and Enforcement
- Planning & Development Inquiries

3. Meetings:

- Pandemic Plan Meetings
- Corporate Identity Meeting

- Compliance Property Meetings
- Bylaw Inspection Meetings
- Development Inquiry Meetings
- Council and Committee Meetings
- Staff and Department Head

**DIRECTOR OF PARKS & LEISURE SERVICES / PARKS & LEISURE SERVICES FOREMAN – ALLAN KING**

1. **Meetings:** Heartland beatification, covid-19 department head, staff meetings, Provincial parks, and arena meetings, orientation and training of the summer casuals, budget, CARA, department head, and AARFP board of directors.
2. **Projects:** Pool maintenance, moved the parks “shop” to the red arena, begun rehab on the ball diamonds and soccer pitches, community gardens, picking up trash throughout the town, SRC painting and maintenance, mowers out to water treatment plant, started mowing town routs, compost bins out, opened campground, cemetery maintenance, and opened the skateboard park.
3. Thankfully the nicer weather and more sunlight hours are upon us. With this time of year it brings back our summer casuals. With that in mind please keep an eye out for them and say hello. We have 3 returning (Reesa, Thomas, and Tye) and 2 new staff (Rachael and Breanna). These are really good young adults and we should get lots accomplished.

**REGIONAL FIRE CHIEF – MARK DENNIS**

1. Training
  - Provide weekly live video training and sharing of information using google meet to keep our fire fighters up to date on changing events.
  - Zoom meeting with fire chiefs from Hanna, Castor, Coronation, Consort, Killam, Special areas, Flagstaff County and others.
2. Fire Department Operations
  - Meeting - Virtual Fire officer meeting, department head meetings, weekly MFR situational update conference call, daily CAFC information report, Sommerville/AltaGas Project.
  - Meeting with roofing company to confirm scope of work for station 1 Stettler.
  - New window installation complete on fire station meeting room (damaged from hail storm last year).
  - Update maps with current lane closures effected by AltaGas project.
  - PPE sourcing from various suppliers local and non local for fire department staff regarding COVID.
  - Received order of procedure masks for continuous masking for FD staff from Provincial source MFR/AEMA. Dispersed procedure masks to all stations for continues masking procedure.
  - Completed quantitative fit testing with porta count unit on all fire department staff for Honeywell half mask and full face respirator mask.
  - Fire prevention-Using facebook to provide interactive video fire prevention to youth audience.
  - Structure Fire investigation-Working on fire investigation reports on going.

- Repaired brush 26 nox sensor, ground sprays, foam system and ordered parts for booster reel.
- Repaired brush 16 foam system, ground spray nozzles and bumper nozzle.
- Repaired tender 15 engine cooler leak, Engine 12 air brake sensor, order parts for Engine 12 rear step light replacement, design custom bracket for booster reel.
- Move scissor lift to Donalda install ceiling cord drops for apparatus battery chargers, finish overhead line for pressure washer hose reel connection, general fire station maintenance.
- Extended hose drop for tower 10 exhaust connection in fire station bay.
- Working on apparatus exhaust modification to connect Niederman exhaust hose to remaining apparatus at station 1.
- Arrange service for overhead door at station 2 Big Valley.
- Installed new shelf in Station 1 storage room.
- Implemented fire restriction for all areas of response, updated fire status signs at Buffalo Lake.
- Update Alberta Fire Ban web site regarding fire restriction.
- Schedule breathing air compressor annual maintenance and air analysis for May.
- Shipped 4 SCBA to Guillivan for Technical repairs (beyond field level authorization to repair in house)

3. Regional Fire Department Incident Summary

- Total calls 22 - 3 motor vehicle incidents, 3 alarm calls, 1 vehicle fire, 6 medical first response, 2 structure fires, 1 public hazard (power line down), 6 wildland fires



Greg Switenky  
CAO

**TOWN OF STETTLER  
BANK RECONCILIATION  
AS OF April 30, 2020**

Net Balance at End of Previous Month	\$	9,558,424.87
ADD: General Receipts (summarized below)		868,242.65
Interest Earned (Prime 3.95% less 1.65% = 2.30%)		13,602.29
Investments Matured		-
SUBTOTAL		10,440,269.81
LESS: General Disbursements		1,688,298.29
Payroll		387,884.91
Investments		-
Debenture Payments		232,312.29
Returned Cheques		13,323.01
Bank Charges		1,268.31
SUBTOTAL		2,323,086.81
<b>NET BALANCE AT END OF CURRENT MONTH (General Ledger)</b>	<b>\$</b>	<b>8,117,183.00</b>
Balance at End of Month - Bank		8,625,133.21
ADD: Outstanding Deposits		1,574.25
LESS: Outstanding Cheques		509,524.46
<b>NET BALANCE AT END OF CURRENT MONTH (Bank)</b>	<b>\$</b>	<b>8,117,183.00</b>

THIS STATEMENT SUBMITTED TO COUNCIL THIS 19th DAY OF MAY 2020

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ASSISTANT CAO

	A	B	C
2	<b>GENERAL RECEIPTS SUMMARY</b>		
3	Tax	AR	259,924
4	Utility	AR	261,853
5	ATCO	Franchise	57,472
6	Hwy 12/21	Water	47,367
7	Library	Salary Reversal	73,474
8	Gov't of AB	FCSS Grant	13,096
9	Gov't of AB	Provincial Fines	6,276
10	BOT	Salary Reversal	16,132
11	Shirley Mclellan	Water	55,099
12	SRC	Ice Rental	17,944
13	AE Kennedy	Rent	16,573
14	Other		43,033
15		Total	868,243



Ranges:	From:	To:	From:	To:
Vendor ID	First	Last	Chequebook ID	GENERAL
Vendor Name	First	Last	Cheque Number	ONL000292
Cheque Date	First	Last		ONL000293

Sorted By: Cheque Number

Distribution Types Included:All

Vendor Name	Cheque Number	Cheque Date	Cheque Amount
=====			
Telus Communications	ONL000292	2020-05-07	\$2,869.94
-----			
Invoice Description		Invoice Number	Invoice Amount
-----			
Telus Apr 22 - May 21		2020.04.23	\$2,869.94
=====			
Telus Mobility Inc.	ONL000293	2020-05-07	\$1,046.77
-----			
Invoice Description		Invoice Number	Invoice Amount
-----			
Telus Mobility Apr 22 - May 21		2020.04.21	\$1,046.77
-----			
		Total Cheques	\$3,916.71
			=====

Ranges: From:	To:	From:	To:
Vendor ID First	Last	Chequebook ID GENERAL	GENERAL
Vendor Name First	Last	Cheque Number ONL000294	ONL000296
Cheque Date First	Last		

Sorted By: Cheque Number

Distribution Types Included:All

Vendor Name	Cheque Number	Cheque Date	Cheque Amount
=====			
Access Gas Services Inc.	ONL000294	2020-05-15	\$18,467.17
Invoice Description	Invoice Number	Invoice Amount	
-----			
Office Joint April Gas Bill	202004-3693	\$1,158.84	
Fire Joint April Gas Bill	202004-3687	\$855.65	
Town Shop April Gas Bill	202004-3694	\$839.09	
Airport April Gas Bill	202004-3686	\$234.51	
WTP April Gas Bill	202004-3689	\$5,510.13	
Water Trans April Gas Bill	202004-3684	\$250.11	
Sewer 1 April Gas Bill	202004-3685	\$293.54	
Sewer 2 April Gas Bill	202004-3692	\$236.89	
SRC & Pool April Gas Bill	202004-3691	\$7,874.63	
Comm Hall April Gas Bill	202004-3690	\$687.46	
Parks Lions April Gas Bill	202004-3688	\$206.13	
Gear Up April Gas Bill	202004-3679	\$320.19	
=====			
Rogers	ONL000295	2020-05-15	\$75.60
Invoice Description	Invoice Number	Invoice Amount	
-----			
Fire Joint Data 04.19 to 05.18	2161414926	\$75.60	
=====			
United Farmers of Alberta	ONL000296	2020-05-15	\$767.80
Invoice Description	Invoice Number	Invoice Amount	
-----			
Water Trans 1/4" Galv Plug	SOINV0156603	\$1.56	
Water Trans Shoring Lumber	SOINV0202516	\$75.56	
Wtr Reservoir Painting Materia	SOINV0163058	\$24.67	
Wtr Reservoir Painting Materia	SOINV0163195	\$11.11	
Wtr Reservoir Painting Materia	SOINV0169573	\$88.43	
Wtr Reservoir Painting Materia	SOINV0178418	\$82.76	
Wtr Reservoir Painting Materia	SOINV0192474	\$11.21	
Sewer Grass Seed for Digs	SOINV0251298	\$315.00	
Sewer Grass Seed for Digs	SOINV0257623	\$157.50	
	Total Cheques	\$19,310.57	
		=====	

Ranges:	From:	To:	From:	To:
Vendor ID	First	Last	Chequebook ID	GENERAL
Vendor Name	First	Last	Cheque Number	74450
Cheque Date	First	Last		74472

Sorted By: Cheque Number

Distribution Types Included:All

Vendor Name	Cheque Number	Cheque Date	Cheque Amount
Acklands - Grainger Inc.	74450	2020-05-15	\$574.40
-----			
Invoice Description		Invoice Number	Invoice Amount
-----			
Fire Joint Genesis Dura Streme		9496638835	\$574.40
-----			
Alberta Hotel and Lodging Asso	74451	2020-05-15	\$414.75
-----			
Invoice Description		Invoice Number	Invoice Amount
-----			
Lions 2020 Campground Listing		463804	\$414.75
-----			
Alberta Land Titles	74452	2020-05-15	\$11.71
-----			
Invoice Description		Invoice Number	Invoice Amount
-----			
Plan & Dev Searches		2020.04.30	\$11.71
-----			
Atlas Copco Compressors Canada	74453	2020-05-15	\$7,364.72
-----			
Invoice Description		Invoice Number	Invoice Amount
-----			
WTP 2 Compressor Coolers		1120005949	\$6,950.45
WTP Compressor Part		1120006126	\$414.27
-----			
Bond-O Security	74454	2020-05-15	\$231.00
-----			
Invoice Description		Invoice Number	Invoice Amount
-----			
Lions Park Wifi Reset		BONDOIN117133	\$231.00
-----			
Canada Post Corporation	74455	2020-05-15	\$1,643.65
-----			
Invoice Description		Invoice Number	Invoice Amount
-----			
Water Billing - Bills Postage		3725520660	\$1,643.65
-----			
Caro Analytical Services	74456	2020-05-15	\$1,634.01
-----			
Invoice Description		Invoice Number	Invoice Amount
-----			
WTP Water Analysis		IC2002056	\$127.05
WTP Water Analysis		IC2002118	\$30.45
WTP Water Analysis		IC2006076	\$959.33
WTP Water Analysis		IC2006077	\$517.18
-----			
Challenger Clean Systems Ltd.	74457	2020-05-15	\$576.01
-----			
Invoice Description		Invoice Number	Invoice Amount
-----			
Fire Joint Laundry Sanitizer		8904	\$576.01
-----			
County of Stettler	74458	2020-05-15	\$1,523.40
-----			
Invoice Description		Invoice Number	Invoice Amount
-----			
Admin Covid-19 ICF's Agreement		COS003988	\$1,523.40

Vendor Name	Cheque Number	Cheque Date	Cheque Amount
Highway 12/21 Water Services C	74459	2020-05-15	\$12,829.80
Invoice Description	Invoice Number	Invoice Amount	
Water Metered Sale2019 True-up	2020.05.06	\$12,829.80	
Neale, Michael Peter	74460	2020-05-15	\$103.20
Invoice Description	Invoice Number	Invoice Amount	
Fire Joint Video Conferences	2020.04.07	\$103.20	
Practica Ltd.	74461	2020-05-15	\$471.92
Invoice Description	Invoice Number	Invoice Amount	
Parks - Dog Waste Bags	41431	\$471.92	
Praxair Distribution	74462	2020-05-15	\$348.23
Invoice Description	Invoice Number	Invoice Amount	
Pool Cylinder Rental	96146606	\$348.23	
Purolator Courier Ltd.	74463	2020-05-15	\$362.92
Invoice Description	Invoice Number	Invoice Amount	
WTP/Water Trans Freight	444184980	\$362.92	
Schwartz Home Building Centre	74464	2020-05-15	\$59.14
Invoice Description	Invoice Number	Invoice Amount	
SRC DRop Sheet and Paint	754806	\$59.14	
Shirley McClellan Regional Wat	74465	2020-05-15	\$40,277.86
Invoice Description	Invoice Number	Invoice Amount	
Water Metered Sale 2018Trueup	2020.05.06	\$40,277.86	
Skaley Landscaping & Bobcat	74466	2020-05-15	\$4,698.75
Invoice Description	Invoice Number	Invoice Amount	
Parks - Stump Grinding	487124	\$4,698.75	
Stettler Flooring	74467	2020-05-15	\$7,544.06
Invoice Description	Invoice Number	Invoice Amount	
SRC Painting Tools	66692	\$807.26	
SRC Concession Flooring	66912	\$6,736.80	
Stettler Motors (1998) Ltd.	74468	2020-05-15	\$3,155.99
Invoice Description	Invoice Number	Invoice Amount	
Fire Regional Squad #17 Repair	128953	\$3,155.99	
Supply Co.	74469	2020-05-15	\$17,538.64
Invoice Description	Invoice Number	Invoice Amount	
Fire Covid-19 County Supplies	INV-000220	\$5,680.08	

Vendor Name	Cheque Number	Cheque Date	Cheque Amount
Fire Town & County Covid-19	INV-000200		\$11,858.56
Wm E Hay Building Construction	74470	2020-05-15	\$68.25
=====			
Invoice Description	Invoice Number	Invoice Amount	
HBC - Compost Bin	2020-13	\$68.25	
Work Authority	74471	2020-05-15	\$314.68
=====			
Invoice Description	Invoice Number	Invoice Amount	
Fire Joint 30 Boot Pastes	597981	\$314.68	
Yellow Pages	74472	2020-05-15	\$69.30
=====			
Invoice Description	Invoice Number	Invoice Amount	
Offic Apr Directory Avertising	20-7867168	\$69.30	
Total Cheques			\$101,816.39
			=====

**BYLAW 2130-20**

**A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE TOWN OF STETTLER IN THE PROVINCE OF ALBERTA FOR THE 2020 TAXATION YEAR.**

**WHEREAS**, the Town of Stettler has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council Meeting held on May 19, 2020; and

**WHEREAS**, the estimated municipal expenditures and transfers set out in the budget for the Town of Stettler for 2020 total \$18,240,375; and

**WHEREAS**, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$9,712,591 and the balance of \$8,527,784 is to be raised by general municipal taxation; and

**WHEREAS**, the requisitions are;

Alberta School Foundation Fund (ASFF)	
Residential/Farmland	\$1,286,138.65
Non-Residential	873,431.47
East Central Alberta Catholic Separate School Regional Division No. 16 (CSSRD)	
Residential/Farmland	107,873.06
Non-Residential	<u>59,654.07</u>
Total School Requisitions	\$2,327,097.25
Senior Foundation	350,318.00
Designated Industrial Property (DIP)	919.75; and

**WHEREAS**, the Council of the Town of Stettler is required each year to levy on the assessed value of all property, tax (mill) rates sufficient to meet the estimated expenditures and the requisitions; and

**WHEREAS**, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, or repealed and replaced from time to time; and

**WHEREAS**, the assessed value of all property in the Town of Stettler as shown on the assessment roll is:

	<u>Assessment</u>
Residential/Farmland	\$544,384,350
Non-Residential	232,305,140
Designated Industrial Properties	12,101,920
GIPO	<u>3,135,320</u>
Total	<u>\$791,926,730</u>

**NOW THEREFORE**, under the authority of the Municipal Government Act, the Council of the Town of Stettler, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Stettler:

	<b>Tax Levy</b>	<b>Assessment</b>	<b>Tax (Mill) Rate</b>
General Municipal – Farmland/Residential	3,722,500	544,384,350	6.8380
General Municipal – Non-Residential	2,227,096	247,542,380	8.9968
ASFF			
Residential/Farmland	1,246,670	502,258,159	2.4828
Non-Residential	819,749	228,781,616	3.5816
CSSRD			
Residential/Farmland	104,902	42,126,191	2.4828
Non-Residential	55,613	15,625,444	3.5816
Seniors Foundation	350,336	788,791,410	0.4441
Designated Industrial Properties (DIP)	918	12,101,920	0.0758

2. That this bylaw shall take effect on the date of the third and final reading.

READ a first time this 19<sup>th</sup> day of May, A.D. 2020.

READ a second time this 19<sup>th</sup> day of May, A.D. 2020.

READ a third time and finally passed this 19<sup>th</sup> day of May, A.D. 2020.

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Mayor

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Assistant Chief Administrative Officer



Log in / Sign up

# CASUAL LEGAL: Holding Developers to the Promises Made During Re-Zoning Applications

0 0 0

May 13, 2020

**Attention: AMSC Members – Please distribute to all appropriate personnel**

**Holding Developers to the Promises Made During Re-Zoning Applications**

By Sean Ward

Reynolds Mirth Richards Farmer LLP

AMSC Casual Legal Service Provider

A recent Alberta Court of Queen’s Bench decision shows there can be consequences for developers in failing to follow through on representations or promises made to community groups in order to gain their support for re-zoning applications.

In this case, a developer was seeking to re-zone three adjacent properties to allow for greater density. Although the zoning the developer was seeking under the municipality’s land use bylaw would allow for row housing, such developments faced significant opposition from community members. As a result, the developer confirmed to the community league in a written letter that if he received approval for his re-zoning application, he intended to construct 5 skinny homes on the lands; as opposed to his original plan that called for a four unit rowhouse on the corner, with two front back duplexes for the inner lots.

On the basis of that letter, the community league wrote a letter of support to the municipality for the re-zoning, specifically noting it was on the basis of the developer’s intent to construct five skinny homes on the parcels upon re-zoning. The municipality granted the re-zoning requested.

Subsequently, however, the developer transferred the lots to a new owner (though he remained involved with the new company), and there was no caveat registered against the lands restricting the form of development. The new owner submitted a development permit application to construct row housing on the lands, and as a permitted use in the new zoning, the municipality was left to approve the application.



The community league then launched legal action seeking an injunction to prevent the development of row housing contrary to the promises they received at the time of supporting the re-zoning application. The court accepted that although there was no written agreement between the parties, the agreement by the developer not to construct row houses in exchange for the community league's support for the re-zoning application constituted a binding agreement, which was breached by the developer.

Although the court noted that the most equitable remedy for that breach would have been to restore the previous zoning, the court acknowledged that it had no ability to quash the municipality's zoning bylaw, nor the development approval granted to the new owner. The court also declined to grant a permanent injunction that would have the effect of restricting development on those parcels to skinny homes, and to interfere in the land development and approval process. However, the court emphasized that the community league was entitled to some remedy to address the breach, and ensure developers could not breach such agreements with impunity. Accordingly, the developer was ordered to pay damages to the community league, in an amount the court would determine at a later date.

This serves as an important reminder that while contracts between developers and third parties about future development will not have the effect of binding or restricting development approvals issued by a municipality, developers may face consequences for breaching such agreements even after they have received the approvals they need from the municipality.

To access AMSC's Casual Legal Helpline, AUMA members can call toll-free to 1-800-661-7673 or email [casuallegal@amsc.ca](mailto:casuallegal@amsc.ca) and reach the municipal legal experts at Reynolds Mirth Richards and Farmer LLP. For more information on the Casual Legal Service, please contact [riskcontrol@auma.ca](mailto:riskcontrol@auma.ca), or call 310-AUMA (2862) to speak to AUMA's Risk Management staff. Any Regular or Associate member of the AUMA can access the Casual Legal Service.

DISCLAIMER: This article is meant to provide information only and is not intended to provide legal advice. You should seek the advice of legal counsel to address your specific set of circumstances. Although every effort has been made to provide current and accurate information, changes to the law may cause the information in this article to be outdated.

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