

Agenda
Village of Carmangay
Special Council Meeting
Carmangay Seniors Centre
May 21, 2020
4:00 p.m.

1. Call to Order
2. Guests: None
3. Approval of Agenda for May 21, 2020 Regular Council Meeting
4. Approval of Minutes of April 30, 2020 Special Council Meeting
5. Business Arising
6. Old Business
7. Public Works Report
8. Administrator Report
9. Correspondence
10. Financial Reports
11. New Business
 - A. 2020 Tax Rate Bylaw
 - B. Parking Overview
 - C. Water System Update
 - D. Carmangay Community Centre Tax Exemption
 - E. Carmangay Community Centre Utility Exemption and Commercial Rate
 - F. Solar Funding
12. Reports
 - a) ORRSC
 - b) Marquis Foundation
 - c) Vulcan District Solid Waste
 - d) Carmangay & District Library Board
 - e) FCSS
 - f) SouthGrow
 - g) Twin Valley Regional Water Services Commission
 - h) Mayors and Reeves of Southern Alberta
 - i) Chinook Arch
13. Closed Session
14. Adjournment.

**Special Meeting of Council for the
Village of Carmangay,
April 30, 2020
at the Carmangay Seniors Centre
6:30 p.m.**

CALL TO ORDER Meeting was called to order at 6:30 p.m.

GUESTS None

PRESENT Stacey Hovde, Mayor
JoAnne Juce, Deputy Mayor
Peggy Hovde, Councillor
Patrick Bergen, Chief Administrative Officer
Blake Termeer, Manager, Projects

APPROVAL OF THE AGENDA

Motion made by Deputy Mayor JoAnne Juce to approve the agenda as amended with new information from Mayor Stacey Hovde as item L.

Carried

Motion made by Councillor Peggy Hovde to approve the minutes of the February 18, 2020 Regular Council Meeting.

Carried

Motion made by Councillor Peggy Hovde to approve the minutes of the February 19, 2020 Special Council Meeting.

Carried

Motion made by Deputy Mayor Joanne to approve the minutes of the February 25, 2020 Special Council Meeting.

Carried

PUBLIC WORKS REPORT

Manager, Projects Blake Termeer reviewed the Public Works Report as presented in the agenda.

CAO REPORT

CAO, Patrick Bergen reviewed the Administrators Report as presented in the agenda.

Motion by Deputy Mayor Joanne Juce to accept the Public Works and CAO reports.

Carried

CORRESPONDENCE

There was 1 letter from a resident that was read into the audio recording.

FINANCIAL REPORT

CAO Patrick Bergen reviewed the Financial Report as presented in the agenda.

Motion by Councilor Peggy Hovde to accept the Financial Report

Carried

NEW BUSINESS

A. COVID-19 Update

Motion made by Deputy Mayor Joanne Juce to accept the COVID-19 update as information.

Carried

B. Coronavirus Policy

Motion made by Mayor Stacy Hovde to accept the Coronavirus Policy.

Carried

C. Doctor Retention

Motion made by Councilor Peggy Hovde to table to the Doctor Retention Agreement.

Carried

D. Fire Services Agreement Update

Motion made by Mayor Stacy Hovde to instruct the CAO to advise Vulcan County that the proposed Fire Services Agreement annual rate increase from \$9,000 to \$25,309 is too high and to counter offer a 1 year rate of \$15,000.

Carried

E. 2020 Final Operational Budget

Motion made by Mayor Stacey Hovde to accept the Final 2020 Operational Budget.

Carried

F. Capital Budget Update

Motion made by Deputy Mayor Joanne Juce to accept the Capital Budget update as information.

Carried

G. Solar Farm

Motion made by Councilor Peggy Hovde to proceed with the solar park project for an amount up to \$380,000.

Carried

Motion made by Mayor Stacey Hovde to use up to \$150,000 from the \$200,000 line of credit to initiate the solar park project as interim financing.

Carried

Motion made by Deputy Mayor Joanne Juce to direct the CAO to seek 15-year financing to pay the cost of the solar project in the amount of \$234,080 and to bring a borrowing bylaw in support of the financing to a future Council meeting for Council consideration.

Carried

H. Green Light Bylaw

Motion made by Mayor Stacey Hovde to pass first reading of Bylaw 2020-02 Flashing Green Light Use.

Carried

Motion made by Deputy Mayor Joanne Juce to pass second reading of Bylaw 2020-02 Flashing Green Light Use.

Carried

Motion made by Councilor Peggy Hovde for permission for third reading of Bylaw 2020-02 Flashing Green Light Use.

Carried Unanimously

Motion made by Mayor Stacey Hovde to pass third reading of Bylaw 2020-02 Flashing Green Light Use.

Carried

I. Community Standards Bylaw

Motion made by Councilor Peggy Hovde to to pass the 3rd reading of Bylaw 788 Community Standards Bylaw with an amendment to allow only 1 unlicensed vehicle.

Carried

J. Community Clean Up

Motion made by Councilor Peggy Hovde to delay the Community Cleanup for 2020.

Carried

K. Action List

CAO Patrick Bergen Advised that the Action List will be split between Public Works and the Administration reports and brought to future meetings in that form.

L. Village Bistro

Mayor Stacey Hovde advised that a new restaurant and convenience store will be constructed in the coming weeks to be located just adjacent to the library and across the street from the Village office and Post Office.

REPORTS

a) ORRSC

No Meeting

b) Marquis Foundation

A virtual meeting was held recently, without much success. There were technical challenges.

The Peter Dawson Lodge residents remain healthy and well cared for. There were a couple of health scares, and some testing, but no sign of Covid-19. Some residents have been resisting the social isolation measures, but overall things are going smoothly.

There have been staffing issues, requiring some changes, but the new CAO is doing a good job managing these. We still do not have a signed contract for the new CAO - some negotiations have to be finalized.

Due to all the changes and new manager, the Marquis requisition for this year will remain the same as last year.

c) Vulcan District Solid Waste

Mayor Stacey Hovde had an in person meeting of the Vulcan District Waste Commission at the Champion Hall which was able to be held while adhering to social distancing.

d) Carmangay & District Library Board

No Meeting

e) FCSS

FCSS remains open during the pandemic, while carefully following all protocols for social distancing, disinfecting, etc. Income tax support for Seniors is being done in an isolated area that is meticulously cleaned after each visitor. Plastic shields are being used to protect both staff and clients.

FCSS is also doing all kinds of support for the community at large. People are being called, asked if they need any kind of assistance, and told about the available services, so they know they can get help if they need it. Many people are unaware of the FCSS services in Vulcan County and are very happy to get a phone call. Also, Family Care packages are being delivered in a safe manner to many households. These packages include things like activities and games for children, and coupons for local businesses that are still open in Vulcan.

An unforeseen bonus is the huge increase in donations to the Food Bank and FCSS.

The Food Bank is extremely busy, and demand for hampers is 10 times more than last year.

f) SouthGrow

No Meeting

g) Twin Valley Regional Water Services Commission

Mayor Stacey Hovde had a meeting of the TVRWC where they returned the water rates from the increase to 1.80 per cubic metre back to 1.75. The Carmangay rates have remained at 1.75.

h) Mayors and Reeves of Southern Alberta

No Meeting

j) Chinook Arch

A virtual meeting was held. Aside from the many challenges that have come with Covid-19, especially library closures and inability to continue with programming, all is well financially and operationally at this time. Chinook Arch continues to support their member libraries how and where they can.

Motion made by Deputy Mayor Joanne Juce to go into closed session at 8:50 p.m.

Carried

Motion made by Mayor Stacey Hovde to go out of closed session at 9:25 p.m.

Carried

ADJOURNMENT

Mayor Stacey Hovde adjourned the meeting at 9:26 p.m.

Mayor Stacey Hovde

Chief Administrative
Officer Patrick Bergen

Public Works Report

In addition to their normal duties, Public Works was focused on the following:

Dept	Priority	Item	Notes
Sewer	1	Sewer backup on 311 Grand Ave	Complete - Small amount of roots extracted around 50 Feet
Alleys	1	Take elevation shots for resident back lane	Complete -
Projects	1	Measure/survey existing water lines on Prairie	Complete - just need yard pipe O.D.'s, done and sent to Eng, holes backfilled
Sewer	1	Repair Sewer on Carman Street	Complete -
PW	1	Demo Findly Building on Carman St	Complete - Camera sewer , Repair needed 6 ft on asphalt
Roads	1	spring clean up boulevards	Complete - before lawn mowing
Sewer	1	Download auto dialer software	Complete -
Sewer	1	Call engineer re phantom call outs at L.S.	Complete -
Water	1	Cap water line into old building (part of water project)	
PW	1	Demolish buildings on Pacific Avenue property	Completed, except for wiring and move garage
Sewer	1	Repair leak on water plant generator	
Projects	1	follow up on car charging station	waiting for Peaks and Prairies to give details
Sewer	1	Repair Sewer on Pacific Avenue	Camera'd and found in better than anticipated shape
Water	1	Service WTP generator	
Water	1	change PRV in water plant	AE&P directive, butterfly valve now loosened.
Sewer	1	order new lift station auto dialer antenna	in progress
Water	1	Call consultant re. Capital H2O re chlorine monitor	
Projects	1	Landscaping on Whitney & Stephen	finish off Stage #1 water upgrades
PW	1	Move blade	Confirm timing with moving company
Projects	1	Old Colony water and sewer services	

Parks	1	library trees with black knot	
Water	2	order & install water meter for utility rate payer	3/4" pex fittings (In Progress)
Roads	2	Street Sweeping	Complete
Projects	2	Tree trunk removal Stage #1	Complete
Roads	2	Confirm all the heavy truck route signs are up	Design truck route map
Roads	2	Pacific Avenue low spot on road – new base?	clean ditch to the north
Sewer	2	Paint the catwalk at the lift station	
Sewer	2	Order new wet well lid	
Parks	2	Create a permanent connection to the lights on the tower	
Water	2	update water meter reading software	
Water	2	Flush Hydrants/Hydrant Maintenance/Flow Test	
Water	2	Exercise water valves	
Sewer	2	service lift station pumps	
PW	2	clean up old building site	Just electrical wires and steel pile left
Projects	2	Old Colony services project work	
Projects	2	Create emergency bypass waterline	
Roads	2	Patch Asphalt in front of hotel (Champion)	
Sewer	2	Ramp to lagoon to dump vac truck	
Sewer	2	Rebuild distribution boxes	Winter 2020
Water	2	Fix bulk water station	Plumber schedule for May 19th
PW	3	Trailer wiring on plug with junction box	Complete
PW	3	Replace Vac Truck Boom	Complete
PW	3	Add Vac Truck Beacon	Complete
PW	3	Fix seized 580 Case Pins	Complete
Parks	3	Put out flower Pots Same Locations as last year.	Complete
Water	3	Torch and remove parts from the old water plant	
Parks	3	Pump out septic tank at TeePee rings	
Water	3	Order gaskets for hydrants / rebuild hydrants	
PW	3	Finish WHMIS labelling	

PW	3	Move building on Pacific Avenue property	
Water	3	Fix irrigation at library	
Sewer	3	Get quote on Lift Station roof	Have received quote
PW	3	Meet with ORRSC to update drawings	
Water	3	Final Stage #1 drawings with engineer	
PW	3	Make up maintenance manuals for each piece of equipment	
PW	3	Weather striping on shop mandors	Fall 2020
Parks	3	Landscaping at old fire hall	
Water	3	Camera lines at old water plant	
Roads	3	Get rid of grader	
PW	3	Clean shop yard	Ongoing
Parks	3	Fix gate at tipi rings	
Projects	2	Stage #2 waterlines	
Projects	2	Stage #3 waterlines	
Projects	1	Whitney sanitary line	

Administrator Report

The following are the highlights or recent activity by administration;

Item	Priority	Update
Goal #1: Create fact sheets for each available property and load onto the Village website.	1	This is in progress as part of the Strategic Marketing Plan
Rewrite Village of Carmangay Procedural Bylaw and bring to Council for consideration	1	Ensure "Closed Session" is used.
Create an inter-municipal development plan	1	In progress. MDP is complete
Goal #3: Create a plan and budget to upgrade and define a 3 km (McFarland Trail) pathway for Council's consideration by spring of 2019. Execute the plan by summer and fall of 2020.	1	On project list awaiting Rec Board funding
Redraft the Council Code of Conduct as a bylaw	1	
Create bylaws establishing the positions of assessment review board clerk and subdivision and development appeal board clerk as designated officers.	1	
Create a bylaw that authorizes the CAO to consolidate bylaws	1	
Ensure all planning documents are defined on the Village website as outlined in the new MGA.	1	
MAP - To be compliant, a council code of conduct bylaw, meeting the required provisions stated in the Code of Conduct for Elected Officials Regulation must be adopted.	1	The current policy will be drafted into a bylaw for Councils consideration.
MAP - The village must pass bylaws establishing the positions of assessment review board clerk and subdivision and development appeal board clerk as designated officers.	1	

MAP - Council must pass a bylaw that authorizes the CAO or a designated officer to consolidate one or more bylaws in accordance with section 69(1) of the MGA.	1	
MAP - The village website must be updated to include a comprehensive list and summary of all planning policies and their relationships with other planning documentation and decisions.	1	
Ensure the maximum rate of interest to be paid is included in the next ATB Borrowing Bylaw	1	
MAP - Borrowing bylaw 781 must be amended to include the maximum rate of interest to be paid in accordance with section 251(2)(b) of the MGA.	1	
Amend Bylaw 738 to be in compliance of the MGA per the MAP report.	1	
Establish a bylaw to define the role of the Bylaw Officer and ensure the Bylaw Officer takes the required oath.	1	
Ensure the auditors define the salaries of designated officers (contracted assessor)	1	
Establish an SDAB by bylaw.	1	
MAP - Moving forward, the village must ensure that the tax rate bylaw calculations are correct and only one minimum tax is levied. Also, the property tax bylaw must account for all requisitions imposed, including requisitions for designated industrial properties (DIP), in accordance with section 359(1) of the MGA.	1	The new Designated Industrial Property tax (less than \$100) will be added into the next tax rate bylaw.

<p>MAP - Bylaw 738 must be amended to address the following:</p> <ul style="list-style-type: none"> • the bylaw must indicate that it is a bylaw of the Village of Carmangay; • the municipality must establish both a local assessment review board and a composite review board; and • the bylaw must be in compliance with legislation. <p>In addition, a designated officer must be appointed as the clerk of the assessment review boards and all members appointed to assessment review boards, as well as the clerk, must complete the mandatory training. Since all members of the regional board should have the same bylaw, it would be advisable to work with all member municipalities of the regional assessment review board, as well as their legal counsel, to ensure that member bylaws are consistent and comply with the requirements of the MGA.</p>	1	The CAO will need to work with ORSCC to draft a new bylaw that is in compliance with the MGA.
<p>MAP - The municipality is required to establish a bylaw in accordance with sections 555 and 556 of the MGA if the municipality has a bylaw enforcement officer or bylaw enforcement provisions. Any person who is enforcing bylaws must take the official oath.</p>	1	
<p>MAP - The financial statements must disclose the salaries of all designated officers.</p>	1	
<p>MAP - The village must, by bylaw, establish an SDAB which meets all legislative requirements of Sections 627 and 628 of the MGA, and the accompanying regulations 43/2002 and 195/2017.</p>	1	The CAO will need to work with ORSCC to draft a new bylaw that is in compliance with the MGA.

Ensure that future updates to the Land Use Bylaw include items defined in the MAP report	1	
MAP - The land use bylaw must be amended to include appendix A which establishes a fee schedule, or alternatively, a rates and fees bylaw must be passed to establish fees applicable to the land use bylaw.	1	The CAO will need to work with ORSCC to ammend the existing bylaw that is in compliance with the MGA.
Complete ICS 100, 200 and 300 Training	1	
Ensure the tax notices are sent out in accordance with the items identified in the MAP report.	1	
MAP - Moving forward, the tax notice content on the combined notice must be updated to include information on how to request a receipt for taxes paid, and the name and address of the designated officer with whom a complaint must be filed.	1	
MAP - A designated officer must certify the date tax notices were sent.	1	
Do a full building review of the library including upgrading the furnace and create a budget and go forward plan.	2	PW got access and went into the interior roof cavity to see the condition.
Copy and publish all council meetings dating back to 2013 to the Village website	2	In progress
Copy all popular bylaws to the Village website	2	In progress
Obtain the old firehall drawings	2	
Confirm ownership of the old fire truck	2	
Investigate the cost of repainting the existing water tower and present to Council for consideration	2	
Review draft Codes of Practice	2	
Review draft Public Works Safety Plan	2	

MAP - The returning officer and deputy returning officers must take the official oath or statement prescribed in the Local Authorities Election Forms Regulation, before performing the duties of a returning officer or deputy returning officer.	2	
MAP - Moving forward, the village must retain the ballot account in accordance with section 100(1.1) of the LAEA for all by-elections and general elections for the duration of the council term.	2	
MAP - The village is required to dispose of election materials in accordance with section 101 of the LAEA and ensure that the appropriate affidavit is completed following the destruction of the materials.	2	
Research and present to Council new options for housing that promotes sustainability.	3	This is in progress as part of the Strategic Marketing Plan
Oversee and ensure roofing of library is done along with any potential leak damage.	Complete	New quotes have been received and a vendor is being confirmed.
Address any maintenance required on the Village entrance sign as well as the wagon.	Complete	Administration will work with the original vendor to see about restoring the sign.
Ensure the DIP and a single minimum tax are defined in the 2020 Tax Rate Bylaw	Complete	
Create a strategy by the spring of 2019 for the upcoming Intermunicipal Collaboration Framework negotiations that defines what current and proposed amenities should be funded with assistance from Vulcan County. Additionally, the infrastructure and core services will be assessed to understand what the expected cost sharing should be. An inventory of all current cost sharing arrangements will be conducted.	Delayed	In progress. MDP is complete

Correspondence

The following correspondence was received;

Stacey:

I want to thank you for the time and great effort you put in to relieve the flood of meltwater at the corner of my property. (When the soil gets saturated, it affects the cement floor on my basement.)

You went above and beyond to help me out. I will never forget the scene of driving up to my corner and you with the hose and motor and terrible wind and cold getting the water to move north and away from my corner.

Thanks so much. You are a hero.

Carmangay Resident

May 11, 2020

Mayor Stacey Hovde
Carmangay, AB. T0L 0N0

Tonight, at nearly 11:00 pm, I watched a big semi slowly make its way east on Carman St. wading through the new dust abatement put down just today: the brand new dust abatement.

Last year the County came in during the summer and put down dust abatement but they didnt do a very good job. The finish was very thin and the big trucks and even half ton trucks chewed it up in no time. It would have lasted a lot longer if the semis had not driven through

I hesitate to tell you this but because I work in my garden during the summer, I often chase down the semis going down Carman and we have a discussion. I do all the talking and they listen. I explain to them that their truck creates a lot of dust and noise and we have a truck route around the village. There is one sign pointing the direction of the truck route. And if it is a Hutterite driver I tell him we don't drive our vehicles through the middle of his community creating all the dust and noise we can.

I would just like to say that better truck signage would help with the dust, noise and ruined road treatment. Big signs that address truck drivers would help. There are no signs for the drivers coming in from the east. Perhaps this is the County's responsibility, but they won't put up signs....effective large signs.... unless we request it.

The two colonies to the east of us could maybe use a kind reminder that we have a truck route and their semis create dust, noise and chew up the finish on the road.

Then there's the Peace Officer. We need to use him.

No one on Village Council lives on Carman Street so may not be aware of the dirt, noise and road abuse like I am. I ask that you consider what I have written. And I hope you will act on it. Thanks.

Carmangay Resident

PS

Regarding the drain at my corner, I don't expect the village to tear up Carman Street and fix the drain. I realize that would be incredibly expensive: too expensive. And I'm a reasonable person, I think. I can't expect the Village to do this.

However, this would work. The town man could continue to remove the snow along Carman Street's boulevard rather piling it at the Senior's corner and my corner. After about 3 or 4 winters, Heather has the townman almost trained to remove the snow.

The problem is that when it gets warm quickly, the meltwater rolls down from the streets south of me and accumulates at my corner. If the townman would haul out the pump and pump the water across Carman, that eliminates the problem. He may have to do this a couple of times, but it removes the water and all is well and I am happy with that. And it doesn't cost a lot.

Just for your information or amusement, a few years ago I was out in my yard and I heard a cat meowing. The sound was very close by yet there was not a cat to be seen. I started walking around on the boulevard and the meowing picked up again. I found the cat. He was in the drain by my corner, and he couldn't get out because of the grate across the drain. He had made his way from the open culvert on the north side of Carman Street right through to the grate by the stop sign! At that time, the grate was not welded on and I simply picked it up and released the cat.

So the drain is open to that degree but for some reason will not carry water away from one side of Carman to the other. But a pump will do the job.

Thanks Stacey.

Financial Report

Bank Balance as at May 18, 2020:

Current Account: \$ 77,388.27

Investment Accounts \$ 40,122.30

Total \$117,510.57

Tax Arrears:

There are 18 properties with a total tax arrears as at March 31, 2020 of \$19,913.

There were 19 properties with a total tax arrears as at March 31, 2020 of \$20,099.

Utilities Arrears:

There is \$3,716 of utility arrears that are 90 days and older as at April 30, 2020.

There was \$3,265 of utility arrears that were 90 days and older as at March 31, 2020.

Village of Carmanav
Budget versus Actual
For the Period Ending April 30, 2020

	Budget	Current	Year to Date
REVENUES			
Taxes including School and Marquis	264,645.85		2,438.02
General Administration	91,926.00	13.91	8,835.38
Bylaw Enforcement	500.00		400.00
Public Works	40,000.00		17,407.88
Water Supply and Distribution	97,787.00		35,861.84
Wastewater and Disposal	25,143.00		9,498.81
Waste Management	45,900.00		18,290.27
Development	400.00	400.00	800.00
Cemetery	1,450.00		1,450.00
Land Sales		7,700.00	7,700.00
TOTAL REVENUES:	567,751.85	8,113.91	102,682.20
EXPENSES			
School, Marquis and Doctor Requisition	84,368.00	12,643.51	18,070.31
Council and Other Legislative	6,000.00	632.39	2,943.08
General Administration	176,001.00	12,211.53	95,113.06
Emergency and Bylaw	2,878.00	455.83	2,397.75
Public Works	101,700.00	38,065.46	103,038.79
Roads, Streets, Walks and Lighting	20,511.00	1,527.05	9,072.89
Water Supply and Distribution	102,900.00	4,754.77	29,555.97
Wastewater Treatment and Disposal	4,100.00	923.14	2,866.95
Waste Management	56,500.00		3,240.00
Community Programming	500.00		
Development	4,900.00		1,869.75
Parks and Recreation	4,100.00	113.07	503.29
Culture including Library	3,294.00		1,021.25
TOTAL EXPENSES:	567,752.00	71,326.75	269,693.09
SURPLUS (DEFICIT)	(0.15)	(63,212.84)	(167,010.89)

Notes to Financial Report: the public works and general administration are overstated as they do not yet reflect attributing the employee costs to capital projects. This will be done for the next Council Meeting in June.

New Business

A. Tax Rate Bylaw

Suggested Motion:

Motion to pass the first reading of Bylaw 793 the 2020 Tax Rate Bylaw.

Motion to pass the second reading of Bylaw 793 the 2020 Tax Rate Bylaw.

Motion for permission to pass the third reading of Bylaw 793 the 2020 Tax Rate Bylaw.

Motion to pass the third reading of Bylaw 793 the 2020 Tax Rate Bylaw.

VILLAGE OF CARMANGAY

BYLAW NO. 793

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE MUNICIPALITY OF THE VILLAGE OF CARMANGAY FOR THE 2020 TAXATION YEAR

Whereas, the Municipality of the Village of Carmangay has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the regular council meeting held on MAY 21, 2020; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Municipality of the Village of Carmangay for 2020 total \$567,752.00; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$352,811.00 and the balance of \$214,941.00 is to be raised by general municipal taxation; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)	
Residential/Farm land	\$46,673.07
Non-residential	<u>\$ 8,722.21</u>
Total School Requisitions	\$ 55,395.28
Vulcan County Fire Requisition	\$ 25,309.00
Seniors Foundation	\$ 4,817.00

Whereas, the Council of the Municipality is required each year to levy on the assessed value of all property, tax 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, Chapter M-26, Revised Statutes of Alberta, 2000; and

Whereas, the assessed value of all property in the Municipality of Alberta as shown on the assessment roll is:

	<u>Assessment</u>
Residential/Farm Land	\$17,476,600.00
Non-residential/Linear	\$ 1,790,950.00
DIP and Linear	\$ 476,340.00
Total Taxable Assessment	<u>\$19,743,890.00</u>

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Municipality of the Village of Carmangay, 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 Municipality of the Village of Carmangay:

	Tax Levy	Assessment	Tax Rate
General Municipal	\$214,941.00	\$19,743,890.00	10.220
ASFF			
Residential/Farm land	\$ 43,049.65	\$17,476,600.00	2.640
Non-residential	\$ 8,336.22	\$ 2,267,290.00	3.880
Seniors Foundation	\$ 4,817.00	\$19,267,550.00	0.250
Vulcan County Fire Req.	\$ 25,309.00	\$19,743,890.00	1.282

2. The minimum amount payable as property tax for general municipal purposes shall be \$480.

3. That this bylaw shall take effect on the date of the third and final reading.
Read a first time on this 21ST day of May, 2020.
Read a second time on this 21ST day of May, 2020.
Read a third time and passed on this 21ST day of May, 2020.

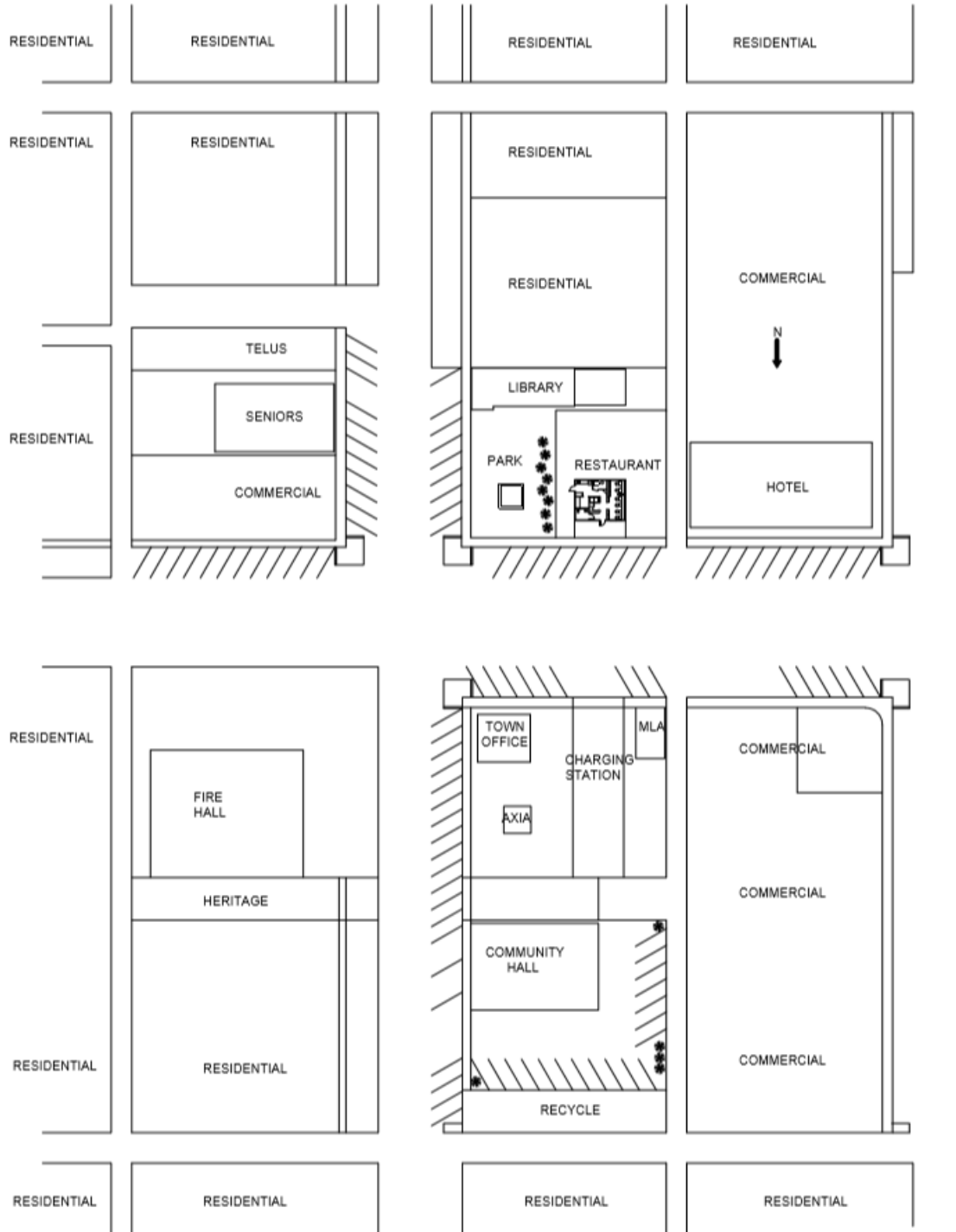
Municipality of the Village of Carmangay

Mayor Stacey Hovde

Chief Administrative Officer

B. Parking Overview

There have been some new stresses on the downtown parking for the new restaurant as well as Carmangay Community Centre Hall. It is advisable to count the number of available spaces to understand what each building and use would need.



C. Water System Update

Suggested Motion: Motion to accept the Water System Update as information.

The water infrastructure has been an ongoing effort in terms of capital projects to solve a long standing issue of not enough water flow to supply the fire suppression needs of the Village of Carmangay.

The solution to the issue involves a number of stages. These include;

- 1) **Initial investigation and planning** – this is complete in that the entire water system has been modelled to understand how to fix the low water flow. The project has been staged over a number of years as all areas of the system need work.
- 2) **Looping of dead ended water lines** – this part of the project will be complete either later this year or early next year. While this does not provide a big increase in water flow it allows more stability in the water system in that water can service any demand from either direction. For example, if a fire hydrant is turned on, water can be supplied from both directions.
- 3) **Pumping plant upgrades or replacement** – The current fixes to the existing water plant have been overdue for some time and will just make the existing water plant reliable. A grant has been applied for that would allow the Village to build a new water plant on the east side of the tracks. If the grant request is not successful, funds have been planned for to upgrade the existing pumping plant and supply.

D. Carmangay Community Centre Tax Exemption

Suggested Motion: Motion to move the Carmangay Community Centre Association land and improvements at Plan 570X Block 4, Lots 13, 14 to tax exempt status.

Background:

The Municipal Government Act provides for tax exemption status under Section 362(1)(n)(iii)(B) that states;

(iii) used for a charitable or benevolent purpose that is for the benefit of the general public, and owned by;

(B) by a non-profit organization.

Tax exempt status has been provided to a few building in the Village for similar circumstances.

E. Carmangay Community Centre Utility Exemption and Commercial Rate

Suggested Motion: Motion to continue charging the same commercial utility rates for the Carmangay Community Centre.

Background:

The expectation of the use of the hall building could require large solid waste and water requirements during events. If the utility rates were waived it would impact all other utility ratepayers.

F. Solar Funding

Suggested Motion:

Motion to fund the net amount of \$234,080 that will be owed for the solar park project from municipal capital grants after the Alberta Municipal Solar Program grant in the amount of \$145,920 has been received.

Motion to create a solar reserve fund to be financed with annual electricity savings starting January 1, 2021 at a contribution rate of \$13,000 annually.

Financial Background:

Financing Overview

Revolving Credit payment (will be retired)	\$175,000	
Remaining Project Balance	\$205,000	
Total Cost of Project	\$380,000	
Municipal Climate Change Grant (confirmed)		\$145,920
Municipal Capital Grants		\$234,080
Total Funding		\$380,000

Note: there will be a small interest cost associated with using the revolving credit for a few months until it is replaced with the grants.

Calculated Savings on 25 warranty life of system

Net Cost of Project	\$234,080	
Annual Savings \$13,403 x 25 year warranty life (No change in electrical rates)		\$335,075
Net Savings (No change in electrical rates)		\$100,995
Annual Savings \$13,403 x 25 year warranty life (1% annual increase in electricity rates)		\$378,544
Net Savings (1% annual increase in electricity rates)		\$144,464