

Agenda
Village of Carmangay
Special Council Meeting
Carmangay Library
July 21, 2020
6:30 p.m.

1. Call to Order
2. Guests: None
3. Approval of Agenda for July 21, 2020 Regular Council Meeting
4. Approval of Minutes of June 16, 2020 Special Council Meeting
Approval of Minutes of July 6, 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) Public Hearing for Bylaw 796
 - b) Second and Third Reading of Bylaw 796
 - c) Review of Projects Team Viability
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.

**Regular Meeting of Council for the
Village of Carmangay,
June 16,2020
at the Carmangy Seniors Centre**

Minutes will be amended to the Council package on Monday July 20, 2020

Public Works Report

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

Blake has been away for training this week. The public works report will be added on Monday July 20, 2020.

Administrator Report

The following are the highlights or recent activity by administration;

The Administrator report will be provided on Monday, July 20, 2020.

Correspondence

None

Financial Report

Bank Balance as at June 8, 2020:

| | | |
|---------------------|---------------|----------------------------------|
| Current Account: | \$ 128,963.44 | *Net of revolving line of credit |
| Investment Accounts | \$ 40,174.93 | |
| Total | \$ 169,138.37 | |

*The line of credit will be paid off once the solar park grant is received in a few months.

Tax Arrears:

There are 19 properties with a total tax arrears as at June 30, 2020 of 17,730.73.

There are 19 properties with a total tax arrears as at May 31, 2020 of 18,772.05.

There were 19 properties with a total tax arrears as at April 30, 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 \$2,770.71 of utility arrears that are 90 days and older as at June 30, 2020.

There is \$5,888.01 of utility arrears that are 90 days and older as at May 31, 2020.

There was \$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.

Capital Project Update

| Project | Description | Budget | To Date | Projected |
|----------|--|------------|------------|------------|
| 2020-001 | Whitney Sewer Replacement | \$ 80,000 | \$ 40,000 | \$ 75,000 |
| 2020-002 | Stage 2 Prairie/ Whitney to Prairie / Carman Loop | \$ 75,000 | \$ 17,000 | \$ 72,000 |
| 2020-003 | Stage 3 Prairie / Carman to Prairie / Camburn Loop | \$ 75,000 | | \$ 72,000 |
| 2020-004 | Stabilize Existing Plant | \$ 50,000 | \$ 8,000 | \$ 13,980 |
| 2020-005 | Pathway System Upgrades | \$ 15,000 | \$ - | \$ 7,500 |
| | Solar Farm | \$ 380,000 | \$ 171,000 | \$ 380,000 |
| 2020-008 | Renovate library (roof) | \$ 15,000 | \$ 13,980 | \$ 13,980 |
| | | | | |
| | | | | |
| Totals | | \$ 690,000 | \$ 249,980 | \$ 634,460 |

Operational Budget Projected to Year End

| Revenues | | Budget | Projected to Year End |
|-----------------|-------------------------------------|-------------------|-----------------------|
| | Taxes and Requisitions | \$ 306,239 | \$ 290,238 |
| | General Administration | \$ 101,328 | \$ 85,854 |
| | Bylaw Enforcement | \$ 700 | \$ 500 |
| | Public Works | \$ 5,700 | \$ 113,000 |
| | Water Supply and Distribution | \$ 110,300 | \$ 105,250 |
| | Wastewater and Disposal | \$ 28,000 | \$ 30,000 |
| | Waste Management | \$ 53,000 | \$ 54,000 |
| | Development | \$ 500 | \$ 1,800 |
| | Parks and Recreation | | |
| | Cemetery | | \$ 1,800 |
| | Land Sales | | \$ 12,700 |
| | Total Revenue | \$ 605,767 | \$ 695,142 |
| | | | |
| Expenses | | | |
| | School, Marquis and Doctor Req. | \$ 59,310 | \$ 84,368 |
| | Council and Other Legislative | \$ 11,750 | \$ 7,600 |
| | General Administration | \$ 167,440 | \$ 221,523 |
| | Emergency and Bylaw | \$ 12,850 | \$ 3,678 |
| | Public Works | \$ 56,575 | \$ 155,400 |
| | Road, Streets, Sidewalks and Lights | \$ 29,400 | \$ 26,500 |
| | Water Supply and Distribution | \$ 153,280 | \$ 118,125 |
| | Wastewater Treatment and Disposal | \$ 21,800 | \$ 6,800 |
| | Waste Management | \$ 67,900 | \$ 56,500 |
| | Community Programming | \$ 3,192 | \$ 500 |
| | Cemetery | \$ 100 | \$ - |
| | Development | \$ 5,900 | \$ 6,600 |
| | Parks and Recreation | \$ 10,420 | \$ 3,700 |
| | Culture including Library | \$ 3,000 | \$ 3,200 |
| | | | |
| | Total Expenses | \$ 602,917 | \$ 694,494 |
| | | | |
| | Surplus (Loss) | \$ 2,850 | \$ 648 |

New Business

a) Public Hearing for Bylaw 796

**VILLAGE OF CARMANGAY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 796

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742, being the municipal Land Use Bylaw.

WHEREAS the Village Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**LOTS 23-25, BLOCK 17, PLAN 570X within N½ SEC 32, TWP 13, RGE 23, W4M
(317 – Elmore St.)
LOCATED IN THE VILLAGE OF CARMANGAY.**

AND WHEREAS the purpose of the proposed Bylaw No. 796 is to redesignate the above-noted lands from “**Manufactured Home – MH**” to “**Residential – R**” to enable the land to be used for future construction of a single-detached dwelling on the parcel.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Village of Carmangay in the Province of Alberta duly assembled does hereby enact the following:

1. Lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated from “Manufactured Home – MH” to “Residential – R”.
2. The Land Use District Map of the Village of Carmangay Land Use Bylaw No. 742 shall be amended to reflect this redesignation.
3. Bylaw No. 742, being the municipal land use bylaw, is hereby amended.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 7th day of July, 2020.

Mayor – Stacey Hovde

Chief Administrative Officer – Patrick Bergen

READ a **second** time this 21st day of July, 2020.

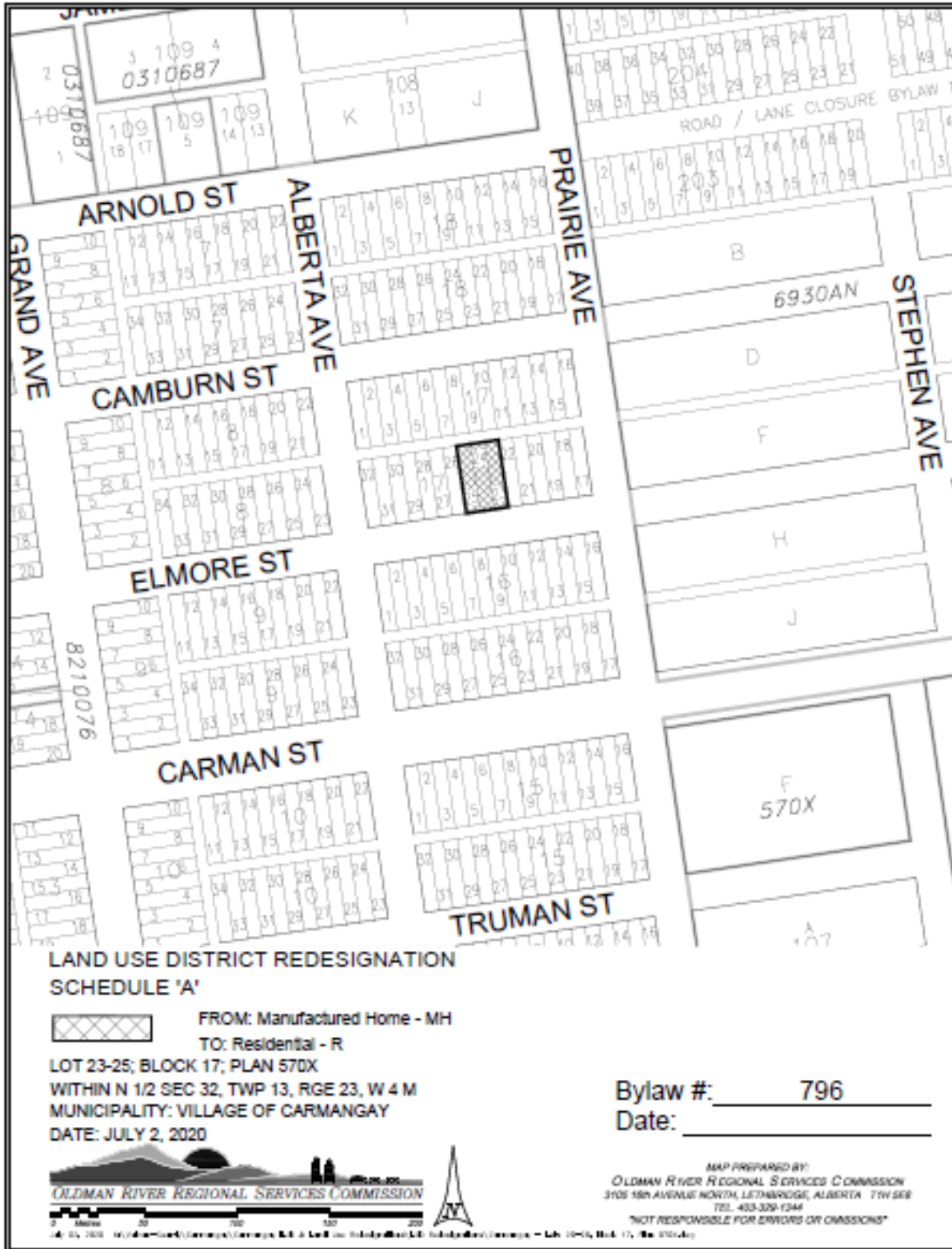
Mayor – Stacey Hovde

Chief Administrative Officer – Patrick Bergen

READ a **third** time and finally PASSED this 21st day of July, 2020.

Mayor – Stacey Hovde

Chief Administrative Officer – Patrick Bergen



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**



**FROM: Manufactured Home - MH
TO: Residential - R**

**LOT 23-25; BLOCK 17; PLAN 570X
WITHIN N 1/2 SEC 32, TWP 13, RGE 23, W 4 M
MUNICIPALITY: VILLAGE OF CARMANGAY
DATE: JULY 2, 2020**

**Bylaw #: 796
Date: _____**



**MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, ALBERTA T1W 5E8
TEL: 403-329-1244
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS***

b) Second and Third Reading of Bylaw 796

Suggested Motions:

Motion to pass second reading of Bylaw 796 BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742, being the municipal Land Use Bylaw.

Motion to pass third reading of Bylaw 796 BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742, being the municipal Land Use Bylaw.

c) Review of Projects Team Viability

Administration and the projects team continue to find better ways to more accurately reflect the progress of the projects team.

There are 3 ways that the team benefit the Village of Carmangay.

- 1) The projects team is able to complete infrastructure projects at less cost than outside contractors. For example;

| Project Number | Description | Initial Budget | Final Cost | Under Budget | Cost if done by Contractor | Savings versus Contracting |
|----------------|-------------------------------------|----------------|------------|--------------|----------------------------|----------------------------|
| 2018-001 | Upgrade Wastewater Station | \$ 100,000 | \$ 71,899 | \$ 28,101 | \$ 103,000 | \$ 31,101 |
| 2019-001 | Stage 1 Whitney Armstrong Loop | \$ 250,000 | \$ 205,313 | \$ 44,687 | \$ 306,686 | \$ 101,373 |
| 2020 | Ongoing wastewater line replacement | \$ 80,000 | \$ 75,000 | \$ 5,000 | \$ 92,866 | \$ 17,866 |

- 2) Completing outside work at a very competitive cost as well as creating revenue for the Village of Carmangay. For example;

| Project Number | Description | Initial Budget | Final Cost | Profit | |
|-------------------|---------------------|----------------|------------|-----------|-------------|
| External Customer | Install Services | \$ 75,000 | \$ 55,000 | \$ 20,000 | In Progress |
| External Customer | Hydrovac and Camera | \$ 15,970 | \$ 15,970 | \$ 3,993 | |
| External Customer | Hydrovac and Camera | \$ 7,570 | \$ 7,570 | \$ 1,893 | |
| External Customer | Hydrovac and Camera | \$ 1,416 | \$ 1,416 | \$ 354 | |

- 3) The team is available to do work within Carmangay with equipment not normally available in a Village. For example, the team was able to confirm the curbstop location for the Historical Church and do projects like add a sewer connection for the new Community Hall.

The plan moving forward is to provide more consistent reporting. It is reasonable to conclude that the projects team is providing financial benefit to the Village.