

AGENDA

REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON NOVEMBER 23, 2015 AT 5:00 PM.

		<u>MOTION</u>
ITEM No. 1.	CALL TO ORDER	
ITEM No. 2.	ADOPTION OF THE AGENDA	X
ITEM No. 3.	DELEGATIONS	
ITEM No. 3.A.	DELEGATION: TABER MUNICIPAL POLICE COMMISSION 2016 BUDGET NARRATIVE	X
ITEM No. 4.	ADOPTION OF THE MINUTES	
ITEM No. 4.A.	MINUTES PUBLIC HEARING MEETING OF COUNCIL: NOVEMBER 9, 2015	X
ITEM No. 4.B.	MINUTES REGULAR MEETING OF COUNCIL: NOVEMBER 9, 2015	X
ITEM No. 5.	BUSINESS ARISING FROM THE MINUTES	
ITEM No. 6.	BYLAWS	
ITEM No. 6.A.	OFF-SITE LEVY BYLAW 19-2015 1ST READING	X
ITEM No. 6.B.	PROPOSED FEE BYLAW 18-2015	X
ITEM No. 7.	ACTION ITEMS	
ITEM No. 7.A.	MD OF TABER COUNCIL APPOINTMENTS	X
ITEM No. 7.B.	NEW DEVELOPMENT OFFICER DESIGNATION	X
ITEM No. 7.C.	FIRE DEPARTMENT RESPONSE TIMES	X
ITEM No. 7.D.	2016 BUDGET PROPOSAL	X
ITEM No. 7.E.	2015 CAPITAL BUDGET RE-ALLOCATION	X
ITEM No. 7.F.	SPECIAL MEETING OF COUNCIL - BUDGET PRESENTATION	X
ITEM No. 7.G.	INFORMATION FOR COUNCIL: CARRIED FORWARD FROM THE NOVEMBER 9, 2015 REGULAR MEETING OF COUNCIL	X
ITEM No. 7.H.	INFORMATION FOR COUNCIL	X
ITEM No. 7.I.	DEPARTMENT REPORTS	X
ITEM No. 7.J.	MAYOR AND COUNCILLOR REPORTS (VERBAL)	X
ITEM No. 8.	MEDIA INQUIRIES	



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| ITEM No. 9. | CLOSED SESSION | |
| ITEM No. 9.A. | FOIPP ACT, SECTION 19: CONFIDENTIAL EVALUATIONS:
CARRIED FORWARD FROM THE NOVEMBER 9, 2015 REGULAR
MEETING OF COUNCIL | |
| ITEM No. 9.B. | FOIPP ACT, SECTION 19: CONFIDENTIAL EVALUATIONS | |
| ITEM No. 9.C. | FOIPP ACT, SECTION 19: CONFIDENTIAL EVALUATIONS | |
| ITEM No. 9.D. | FOIPP ACT, SECTION 19: CONFIDENTIAL EVALUATIONS | |
| ITEM No. 10. | OPEN SESSION | X |
| ITEM No. 11. | CLOSE OF MEETING | X |



Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: Delegation: Taber Municipal Police Commission 2016 Budget Narrative	
Recommendation:	That Council accepts the Taber Municipal Police Commission budget narrative proposal for information purposes.
Background:	<p>Chair of the Taber Municipal Police Commission, Ken Holst, will present the budget narrative prepared by the Commission for Council.</p> <p>The purpose of the budget narrative is to provide managers with an opportunity to present their budget narrative to Council outlining core services being provided by their department, goals and objectives for the upcoming year, and any funding changes required to support the department's service levels and maintenance programs.</p> <p>The Taber Municipal Police Commission has included a summary of their organization's core services so that Council can have a better understanding of what the Commission does and its relation to the budget. The Commission has also considered repair and maintenance items taken from the facility life cycle replacement plan and the facility needs assessment study.</p> <p>Tonight's discussion is being presented based on the organization's anticipated level of service and operational changes identified by the Commission in consultation with the Chief of Police.</p>
Legislation / Authority:	MGA Section 242 & 245 Police Act, s. 29
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A



Justification:	This is part of the budget deliberation process that Council is required to consider annually.
Alternative(s):	That Council accepts the budget for information purposes.

Attachment(s):	Budget Narrative Document
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	



What is Police Services?

The Police Service has been a part of the fabric of this community since being established in 1904. The modern police service operates a police station, patrol service and dispatch service that is open 24 hours a day providing safe sanctuary for those in need. In addition to patrols police respond to reported crimes and conduct investigations which include the judicial preparation. All levels of law enforcement and crime investigation have met a provincially administered set of standards resulting in effective and efficient policing to Taber. The police service supports local crime prevention initiatives including a school resource officer and a victim service unit. The service also operates a secure prisoner holding facility. The police were under their budgeted amount in 2015.

Did you know?

Public Safety and Well Being in Taber – The Sense of policing

Policing in Canada has always been more than crime fighting and law enforcement. Demand for more diverse services is increasing as police are called on to deal with societal, rather than criminal issues, therefore, crime statistics do not present the entire picture.

Media headlines leave us wondering about “exploding costs of policing”. Public opinion and local official budget decisions are shaped by these alarmist media claims. What is not considered in rising costs are court decisions, legislation and public policy factors that affect how the work is to be carried out. The effectiveness of policing provides a more complete measure of balancing costs and results. Take for example the Taber Police Service clearance rate (how many crimes are solved) of 64% well above the mean of 40% elsewhere in Alberta. Also consider the views of Taber captured in a community survey and hear them voice their appreciation for reduced rates of victimization, decreased fear of crime and an increased sense of safety in public.

Do not be misled; the police are very aware of what an increasingly important topic this is. The Taber Police Commission in its budget preparation for 2016 stayed as flat as possible while maintaining our no call too small community policing philosophy. When people discuss how many tax dollars are used by the police remember this; after revenues in 2014 the police cost the town 8.4% of total expenses.

Crime Pressures

A change to Federal medical marihuana growing regulations was intended to eliminate individual production with its inherent exploitable flaws. Implementation is fraught with legal issues creating a chaotic landscape enhancing criminal abuse opportunities – that fight is still on as we next anticipate a next generation legalization. The legal status of the marihuana situation does not diminish what is continuing to occur in the international importation of cocaine shipments. Diligence and continuing partnerships with the Alberta Law Enforcement Response Teams and Canada Border Services are critical to protecting Taber. A harmonious working relationship has been developed and is nurtured through participation in joint management of large scale



investigations extending beyond our borders to curtail movement of drugs by organized crime through Taber.

Revenues

In excess of \$1Million

The police service is a cost centre and as is the nature of a public service not intended for profit, however the officers and staff of the service do recognize that all have a role in being cost effective. We receive government transfers in the form of a policing grant (\$265K) which is based on a formula applied to Alberta communities. Additionally we receive funds to cover the costs of one extra officer (\$100K). Fine monies (\$430K 1st 3Q) paid back to Taber are assigned to the police. We have a cost share arrangement to support our school resource officer (\$42K) and collect fees for providing police information checks (\$23K). Our E-9-1-1 centre collects a 9-1-1 subscriber fee from TELUS (\$30K) as well as grants from the new 911 Emergency Act (\$135K). We are continually looking for other opportunities that would utilize our services and provide revenue.



POLICE SERVICES DEPARTMENT

2016

2016 Net Budget	(\$2,164,350)
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2016 Full Time Staff	20
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2015 Net Budget	(\$ 2,082,605)
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2016 Other Staff	2.25
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Budget Change	\$81,745
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2015 Full Time Staff	20
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% Change	3.93%
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2015 Other Staff	2.25
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Summary Budget

Revenues	2014 Budget	2015 Budget	2016 Budget
Fines	411,250	411,250	411,250
Government transfers	427,500	497,500	499,832
Other	0	0	0
Contingency (fine revenue uncertainty)	80,000	80,000	80,000
Sales and user fees	95,000	95,000	95,000
Transfers from Local Government			27,330
Total	1,013,750	1,083,750	1,113,412

Expenditures	2014 Budget	2015 Budget	2016 Budget
Salaries, wages and benefits	2,425,590	2,522,146	2,636,233
Contracted and general services	191,390	204,010	205,360
Purchase from other governments	96,000	96,000	96,000
Materials, goods and supplies	114,080	109,610	103,080
Amortization	140,606	140,489	167,489
Loss (gain) on disposal of capital assets	0	0	0
To reserves	67,100	67,100	69,600
Total	3,034,766	3,166,355	3,277,762

*Note: Amortization Expense to be included in budget but not funded

*Other staff recorded in FTE equivalents



Budget Change Highlights

Police and CUPE wages account for the bulk of the 3.93% increase in 2016. The Police Commission assisted in a negotiated wage settlement that trended downward over the past three years, and will target this same trend in upcoming negotiations. General services costs for policing have decreased by \$6.5K. The Police Commission is pleased to present a responsible budget.

Action Items	Rationale/ Link to Strategic Plan
iNet Computer Assisted Dispatch – an integrated partnership was successful in obtaining grant funding for this critical public safety tool with implementation and training to take place and be completed by spring 2016.	TPS – aligns with keeping up with the latest in technologies. Town of Taber – aligns with Safe Community



Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: Minutes Public Hearing Meeting of Council: November 9, 2015	
Recommendation:	That Council adopts the minutes of the Public Hearing Meeting of Council held on November 9, 2015, as presented.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(c)
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208
Alternative:	That Council adopts the minutes of the Public Hearing Meeting of Council held on November 9, 2015 as amended.



Attachment(s):	Minutes
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

MINUTES OF THE PUBLIC HEARING MEETING OF THE COUNCIL
OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD
IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON
NOVEMBER 9, 2015, AT 5:00 PM.

Mayor

De Vlieger, Henk

Councillors

Brewin, Jack (Arrived at 5:07 PM)

Popadynetz, Rick

Prokop, Andrew

Ross-Giroux, Laura

Sparks, Randy

Strojwas, Joe

Chief Administrative Officer

Birch, Greg

Staff

Armfelt, Cory

Van Ham, Kerry

Wannop, Devon

Holmen, Aline

Scherer, Gary

Smith, Trent

Moffatt, Tom

CALL TO ORDER

Mayor De Vlieger called the Public Hearing to Order at 5:02 PM

OFF SITE LEVY BYLAW 17-2015

i. Explanation of Purpose of Proposed Off Site Bylaw

G. Birch provided background on Off Site Levy Bylaw No. 17-2015 stating that this would apply to properties that are being developed. The Bylaw is in place to recover the cost of core infrastructure because new industry has not yet contributed to the tax base.

OFF SITE LEVY BYLAW 17-2015 – CONT'D

i. Explanation of Purpose of Proposed Off Site Bylaw – Cont'd

C. Armfelt stated the existing Off Site Levy Bylaw 10-2012 was put in place three years ago. There was a stipulation to review that Bylaw prior to December 31, 2015, therefore, a review and assessment of the rates took place and is evidenced in proposed Bylaw 17-2015.

ii. Presentation of written or oral briefs AGAINST Off Site Levy Bylaw 17-2015

Mayor De Vlieger asked if any written briefs against Off Site Levy Bylaw 17-2015 had been received. C. Armfelt reported there were none.

Mayor De Vlieger asked if there was anyone present who wished to provide an oral brief against Off Site Levy Bylaw 17-2015.

Councillor Brewin arrived at the meeting at 5:07 PM.

S. Tams and J. Ohler attended the meeting to speak against Off Site Levy Bylaw 17-2015. S. Tams spoke against the increase at this time because it has a direct economic disadvantage against competition in the land sales business. He stated that the City of Lethbridge and the Town of Coaldale do not have high intensity residential fire regulations although Mr. Tams stated that these regulations have a direct impact on the Off Site Levy fees. The regulations will become mandatory by law in October or November of this year. He asked for an extension of six to twelve months to allow for the local fire suppression regulations for new buildings work that is being done by Chief Munshaw to be completed.

Mayor De Vlieger asked if there was anyone else present who wished to provide an oral brief against Off Site Levy Bylaw 17-2015 and there was none.

iii. Presentation of written or oral briefs FOR Off Site Levy Bylaw 17-2015

Mayor De Vlieger inquired if any written briefs for Off Site Levy Bylaw 17-2015 had been received.

C. Armfelt presented the Internal Circulation responses that were received by his department and there were no comments.

OFF SITE LEVY BYLAW 17-2015 – CONT'D

**iii. Presentation of written or oral briefs FOR Off Site Levy
Bylaw 17-2015 – Cont'd**

Mayor De Vlieger inquired if there was anyone present who wished to provide an oral brief for Off Site Bylaw 17-2015 and there was none.

CLOSE OF MEETING

Mayor De Vlieger declared the Public Hearing is hereby closed at 5:12 PM.

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: Minutes Regular Meeting of Council: November 9, 2015	
Recommendation:	That Council adopts the minutes of the Regular Meeting of Council held on November 9, 2015, as presented.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(c).
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208.
Alternative:	That Council adopts the minutes of the Regular Meeting of Council held on November 9, 2015, as amended.



Attachment(s):	Minutes
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON NOVEMBER 9, 2015, AT 5:12 PM IMMEDIATELY FOLLOWING THE PUBLIC HEARING MEETING AT 5:00 PM.

Mayor

De Vlieger, Henk

Councillors

Brewin, Jack
Popadynetz, Rick
Prokop, Andrew
Ross-Giroux, Laura
Sparks, Randy
Strojwas, Joe

Chief Administrative Officer

Birch, Greg

Staff

Armfelt, Cory
Holmen, Aline
Scherer, Gary
Smith, Trent
Van Ham, Kerry
Wannop, Devon
Moffatt, Tom

CALL TO ORDER

Mayor De Vlieger called the Regular Meeting of Council to Order at 5:12 PM.

ADOPTION OF THE AGENDA

Mayor De Vlieger inquired if there were any additions or deletions to the Agenda and advised that there were none.

ADOPTION OF THE AGENDA – CONT'D

RES.499/2015 MOVED by Councillor Popadynetz that Council adopts the Agenda as presented.

CARRIED UNANIMOUSLY

DELEGATIONS

A) Taber & District Chamber of Commerce, Town of Taber 2016 Budget Consideration

G. Birch introduced Tyrel McLelland, President of the Taber & District Chamber of Commerce, who presented the budget request from this organization.

RES.500/2015 MOVED by Councillor Ross Giroux that Council receives the request for funding from the Taber & District Chamber of Commerce, for consideration in the Town of Taber 2016 budget deliberations, for information.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

A) Minutes of Organizational Meeting of Council: October 26, 2015

RES.501/2015 MOVED by Councillor Prokop that Council adopts the minutes of the Organizational Meeting of Council held on October 26, 2015, as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES – CONT'D

**B) Minutes Subdivision Authority Meeting:
October 26, 2015**

RES.502/2015 MOVED by Councillor Sparks that Council adopts the minutes of the Subdivision Authority Meeting held on October 26, 2015, as presented.

CARRIED UNANIMOUSLY

**C) Minutes Regular Meeting of Council:
October 26, 2015**

RES.503/2015 MOVED by Councillor Strojwas that Council adopts the minutes of the Regular Meeting of Council held on October 26, 2015, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

BYLAWS

A) Offsite Levy Bylaw 17-2015 2nd and 3rd Reading

Council considered comments made at the Public Hearing of this Bylaw held previously this evening. Council discussed the fire suppression regulations for new builds in Taber and the areas affected throughout the Town.

RES.504/2015 MOVED by Councillor Popadynetz that Council gives 2nd Reading to Off Site Levy Bylaw 17-2015.

DEFEATED

BYLAWS – CONT'D

A) Offsite Levy Bylaw 17-2015 2nd and 3rd Reading – Cont'd

MOVED by Councillor Prokop that Council Defers Second and Third Reading of Off Site Levy Bylaw 17-2015.

WITHDRAWN

RES.505/2015 MOVED by Councillor Sparks that Council advise Administration to come back with a bylaw incorporating consolidating Areas 1, 2 and 3, and keep the Offsite Levy rate in place.

CARRIED UNANIMOUSLY

ACTION ITEMS

A) Oldman Watershed Council: Request for Funding

G. Birch provided background on the Town of Taber's relationship with the Oldman Watershed Council and described changes that have been occurring recently with the Oldman Watershed Council, the Taber Irrigation District, and the Alberta Wilderness Association.

RES.506/2015 MOVED by Councillor Popadynetz that Council accepts the information provided by the Oldman Watershed Council for information purposes.

CARRIED

B) Old Provincial Courthouse, Police Station and Library Complex

G. Birch provided details about the Old Provincial Court House, the Old Police Station, and the Old Taber Public Library. Discussion occurred on various concepts for the utilization of for these buildings.

ACTION ITEMS – CONT'D

B) Old Provincial Courthouse, Police Station and Library Complex - Cont'd

RES.507/2015 MOVED by Councillor Sparks that Council directs Administration to provide a set of options for Council's consideration, for use or disposal of the Old Police Station, Library buildings, and Historic Old Taber Courthouse.

CARRIED

C) Fire Service Agreement - MD of Taber

G. Birch provided an update regarding the Municipal District of Taber's response to the proposed Fire Services Agreement between the Town of Taber and Municipal District of Taber.

RES.508/2015 MOVED by Councillor Strojwas that Council agrees, in principle, to the changes to the draft fire service contract proposed by the Municipal District of Taber in its letter dated October 28, 2015 and directs administration to finalize the contract on that basis, with the final version to be vetted by the Town's lawyer to provide surety of wording for both parties.

CARRIED UNANIMOUSLY

RES.509/2015 MOVED by Councillor Brewin that Council recess for twenty minutes.

CARRIED UNANIMOUSLY AT 6:13 PM

Mayor De Vlieger called the Meeting back to Order at 6:42 PM.

ACTION ITEMS – CONT'D

D) 2016 Budget Narratives

D. Wannop introduced the Town's Department Managers who then provided Budget Narratives for the individual departments.

Mayor De Vlieger left the meeting at 7:36 PM.

D. Wannop reviewed the proposed 2016 Utility Rate Model.

Mayor De Vlieger returned to the meeting at 7:38 PM.

RES.510/2015 MOVED by Councillor Ross-Giroux that Council accepts the Manager's budget narrative proposals for information purposes.

CARRIED UNANIMOUSLY

E) 2016 Budget Proposal

D. Wannop presented the 2016 budget proposal.

Councillor Brewin left the meeting at 8:04 PM

D. Wannop discussed impact analysis, infrastructure maintenance, and asset management and long term budget planning.

RES.511/2015 MOVED by Councillor Sparks that Council accepts the 2016 Budget Proposal presentation for information purposes.

CARRIED UNANIMOUSLY

RES.512/2015 MOVED by Councillor Prokop that this meeting be extended to not later than 10:00 PM.

CARRIED UNANIMOUSLY

Mayor De Vlieger left the meeting at 8:43 PM.

ACTION ITEMS – CONT'D

F) EPCOR Contract Change Proposal

G. Birch introduced Vince Corkery, Betty Icheria, and Chris Zuidhof of EPCOR. V. Corkery expressed they had a public presentation but requested that Council go into Closed Session to answer questions and discuss details and sensitive information.

Mayor De Vlieger returned to the meeting at 8:45 PM.

RES.513/2015 MOVED by Councillor Ross-Giroux that Council moves into Closed Session to discuss matters relating to FOIPP Act, Section 16, Disclosure Harmful to Business Interests of a Third Party.

DEFEATED

Further Council discussion occurred regarding the existing EPCOR Contract and the proposed changes and whether this Agenda Item should be reviewed in Open Session or Closed Session.

CLOSED SESSION

RES.514/2015 MOVED by Councillor Sparks that Council moves into Closed Session to discuss matters relating to FOIPP Act, Section 16, Disclosure Harmful to Business Interests of a Third Party.

CARRIED AT 9:23 PM

OPEN SESSION

RES.515/2015 MOVED by Councillor Sparks that Council reconvenes into Open Session.

CARRIED UNANIMOUSLY AT 10:04 PM

RES.516/2015 MOVED by Councillor Sparks that the EPCOR Contract Change Proposal be tabled to the January 11, 2016 Regular Meeting Council.

CARRIED

ACTION ITEMS – CONT'D

G) Information For Council

Due to time constraints, Council agreed to carry this item forward to the November 23, 2015 Regular Meeting of Council.

MEDIA INQUIRIES

None.

CLOSED SESSION

A) FOIPP Act, Section 19: Confidential Evaluations

Due to time constraints Council agreed to carry this item forward to the November 23, 2015 Regular Meeting of Council.

OPEN SESSION

CLOSE OF MEETING

RES.517/2015 MOVED by Councillor Prokop that this Regular Meeting of Council is hereby closed.

CARRIED UNANIMOUSLY AT 10:06 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: Off-Site Levy Bylaw 19-2015 1st Reading	
Recommendation:	<p>That Council gives 1st Reading to Off-Site Levy Bylaw 19-2015.</p> <p>That Council sets a Public Hearing date for Off-Site Levy Bylaw 19-2015 on December 21, 2015.</p>
Background:	<p>The current Off-Site Levy Bylaw 10-2012 required a review and update of the Off-Site Levy rate in 2015. MPE Engineering Ltd. was consulted and recommended the Off-Site Levy rate be increased by 15% based on the increase in construction costs over the past 3 years. This increase would have raised the Off-Site Levy rate from \$74,162/Ha to \$84,858.57/Ha.</p> <p>Administration proposed a new Off-Site Levy Bylaw 17-2015 on October 26, 2015. On November 9, 2015 Council held a Public Hearing for the proposed bylaw and defeated this bylaw at 2nd Reading.</p> <p>Administration is now proposing Off-Site Levy Bylaw 19-2015 which retains the current Off-Site Levy rate of \$74,162/Ha. This proposed bylaw also consolidates all other related bylaws including Areas #1, #2, and #3 of NW Water and Sanitary Sewer Trunks Developer Reimbursement Bylaw 5-99 and the Developer Reimbursement Bylaw 14-2012.</p> <p>Proposed Off-Site Levy Bylaw 19-2015 also includes a clause which will require a review and update at the end of December 31, 2017. This date was picked based on the estimated time required to complete the Town infrastructure master plans. These master plans will be used to calculate a cost estimate for all capital infrastructure projects and provide a more accurate Off-Site Levy rate.</p> <p>Please note proposed Offsite Levy Bylaw 19-2015 only considers new development areas. Existing development areas where infill may occur has not been contemplated under the proposed bylaw. If Council wishes, the proposed offsite levy rate can be imposed on existing areas where infill may occur.</p>
Legislation / Authority:	<p>Section 10 of Offsite Levy Bylaw 10-2012 states the Off-Site Levy rate should be reviewed every 3 years, with the next review in 2015.</p> <p>Section 648 of the MGA allows a Council to collect an Off-Site Levy for land to be developed or subdivided by bylaw.</p>



Strategic Plan Alignment:	Strategic Plan Governance Goal #1: Strengthen our core infrastructure and services in a fiscally responsible manner.
Financial Implication:	The Off-Site Levy Bylaw 19-2015 will allow Administration to collect an Off-Site Levy from developers and will be used to fund infrastructure which will accommodate future growth.
Service Level / Staff Resource Implication:	There is no change to staff resources with the proposed Off-Site Levy Bylaw 19-2015.
Justification:	Maintaining the current Off-Site Levy rate until the completion of the Town infrastructure master plans will allow Administration to collect an Off-Site Levy which will be used to fund infrastructure to accommodate growth.
Alternative(s):	<p>Alternative #1: That Council does not give 1st Reading of Off-Site Levy Bylaw 19-2015 and directs Administration to extend the current Off-Site Levy Bylaw 10-2012 until 2017.</p> <p>Alternative #2: That Council gives 1st Reading of Off-Site Levy Bylaw 19-2015 with amendments.</p> <p>That Council holds a Public Hearing for Off-Site Levy Bylaw 19-2015 on December 21, 2015.</p>

Attachment(s):	Off-Site Levy Bylaw 19-2015 Off-Site Levy Bylaw 10-2012 NW Water and Sanitary Sewer Trunks Developer Reimbursement Bylaw 5-99 Developer Reimbursement Bylaw 14-2012
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APPROVALS:	
Originated By:	Katie Tyo



Chief Administrative Officer (CAO) or Designate:	
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TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015

BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ESTABLISHING AN OFF-SITE LEVY FOR LAND THAT IS TO BE SUBDIVIDED OR DEVELOPED WITHIN THE TOWN OF TABER.

WHEREAS Section 648 of the Municipal Government Act (Alberta, RS.A. 2000, Chapter M-26, and amendments thereto) permits a Council to impose a levy known as an Off-Site Levy in respect of land to be subdivided or developed within a municipality's limits, and to authorize an agreement to be entered into for the payment of the Levy;

AND WHEREAS Council received advice respecting upgrades to Off-Site Infrastructure, which set out a fair and equitable calculation of Off-Site Levies in accordance with the purpose of the Municipal Government Act;

AND WHEREAS on May, 2, 2012 and July 19, 2012 the Municipality engaged in consultation with representatives of the Development Industry and with Owners of undeveloped land within the municipality, to present and define, existing and future Infrastructure projects for the Municipality with respect to circumstances of the municipality and the benefits of development;

AND WHEREAS the Municipality received advice from MPE Engineering Ltd. on August 7, 2015 regarding a 15% increase in construction costs since 2012 which could be applied to the current Off-Site Levy rate;

AND WHEREAS on November 9, 2015, after holding a Public Hearing regarding an increase to the Off-Site Levy rate, Council resolved to maintain the Off-Site Levy rate set in 2012 until all transportation and municipal utility master plans have been updated;

AND WHEREAS Council determined that the Off-Site Levy rate would be reviewed again in 2017;

AND WHEREAS Council determined that one levy apply to all Residential, Commercial & Institutional lands, is in the best interests of the Town of Taber;

AND WHEREAS Council has advertised its intention to consider the provision of this bylaw, pursuant to the requirements of the Municipal Government Act;

AND WHEREAS it is the intention of Council to repeal NW Water and Sanitary Sewer Trunks Developer Reimbursement Bylaw 5-99, Developer Reimbursement Bylaw 14-2012, and Offsite Levy Bylaw 10-2012 effective the date upon which Offsite Levy Bylaw 17-2015 comes into effect;

NOW THEREFORE the Council of the Municipality in the Province of Alberta, duly assembled, hereby enacts as follows:

1. Definitions

1.1 The following terms shall have the following meanings in this Bylaw:

- a) "**Bylaw**" means the off-site levy bylaw established by the Municipality;
- b) "**Chief Administrative Officer**" means the Chief Administrative Officer for the Town, regardless of the specific title that may be conferred on the Officer by Council from time to time;

TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015

- c) "**Council**" means the Council for the Town of Taber;
- d) "**Developable Land**" shall mean all land contained within the Development Region:
 - i. Upon which Development takes place after the date of passing of this Bylaw; or
 - ii. For which Subdivision approval is obtained after the date of passing of this Bylaw;

excluding all Developed Land,

- e) "**Developed Land**" shall mean land that has been subject to Development or a Subdivision prior to the date of passing of this Bylaw, and in respect of which off-site levies for the same services have been paid;
- f) "**Development**" means "development" as defined in the Municipal Government Act, R.S.A. 2000, c. M-26, s. 616.;
- g) "**Development Agreement**" means, "development agreement" as referred to in the Municipal Government Act, R.S.A. 2000, c M-26, ss.650 and 655.;
- h) "**Development Region**" includes the area of land within the municipal limits of the Municipality's boundaries Identified in Schedule 'A' attached;
- i) "**Growth**" shall mean:
 - i. The creation of new lots through Subdivision; and
 - ii. The occurrence of Development;
- j) "**Municipality**" means the Town of Taber;
- k) "**Off-Site Infrastructure**" shall mean those necessary growth components and projects related to water, sanitary, storm water and road infrastructure;
- l) "**Off-site Levy**" means the Off Site Levy imposed pursuant to this Bylaw under the authority of the Municipal Government Act RSA 2000.c.M-26; and
- m) "**Subdivision**" means "subdivision" as defined in the Municipal Government Act, R.S.A.200, c. M-26. s. 616.

2. Name of Bylaw

2.1 This Bylaw may be cited as the "Off-Site Levy Bylaw".

3. Imposition of Levy

3.1 There is hereby imposed a levy which shall be known as Off-Site Levy in respect of all Developable Land;

3.2 The amount of the levy imposed is as calculated in Section 7 of this bylaw, at the rate established per Section 5;

3.3 The Off-Site Levy will be assessed on all Developable Land within the Development Region on a per hectare basis as provided in Section 7 of this bylaw, excluding those portions of Developable Land that are designated pursuant to a Subdivision as:

- a) Municipal Reserve, and
- b) Environmental Reserve;

3.4 Unless otherwise agreed upon, the Off-Site Levy is due prior to the issuance of Subdivision endorsement for the Development Region or the issuance of a Development permit in relation to the subject parcel.

4. Off-Site Levy Objects, Principles and Criteria

TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015

- 4.1 Off-Site Levy's collected under this bylaw provide a revenue stream that will assist the municipality with funding major capital projects. The Town also recognizes Developers operate in a competitive industry. A successful strategy would be win-win for both parties, with the community remaining sustainable while being attractive for development. The Town of Taber shall adhere to the following principles as they relate to Off-Site Levies:
- a) To be transparent with all Developers in project inclusion and application of an Off-Site Levy;
 - b) The municipality maintains cost effective and orderly growth;
 - c) Off-Site Levies are collected to support a future population of approximately 12,000;
 - d) Development areas that are expected to accommodate growth are outlined in the attached Schedule 'A' attached to and forming part of this Bylaw;
 - e) Off-Site Levies collected and interest generated from Off-Site Levies shall be managed by the Town in accordance with the Municipal Government Act, and used only for the purpose they were collected;
 - f) Off-Site Levies collected shall not be used by the Town for maintenance and/or rehabilitation of existing municipal infrastructure; and
 - g) Developers remain responsible for municipal infrastructure within the development areas, as defined in each Development Agreement.

5. Calculation of Developer Off-Site Rate

- 5.1 The Off-Site Levy rate will be established by determining the following:
- a) Total hectares of Net Developable Area within the municipal boundaries of the Town of Taber, expressed in hectares; and
 - b) The capital cost of off-site infrastructure for development.

The Off-Site Levy rate is calculated by:

Total Cost of off-site infrastructure for development	\$46,340,251.00
Divided by the Net Developable Area	409.11Ha

- 5.2 The Off-Site Levy rate is calculated at \$113,271/Ha

6. Estimation of Grant Funding Assistance

- 6.1 In 2012, the grant funding assistance was calculated by the Town of Taber to \$16,000,000.00 of the total development growth related costs of \$46,340,251.00.

2012 Estimated Grant Funding Assistance \$16,000,000

7. Offsite Levy Rate Allowing for Grant Funding Assistance

- 7.1 The Offsite Levy rate allowing for grant funding assistance will be established with the total net costs which include grant funding assistance and the total developable area.

Applying this government funding estimate results in a reduction of the Off-Site Levy as follows:

TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015

Total Costs	\$46,340,251.00
Less Grant Funding (estimated)	<u>\$16,000,000.00</u>
NET COSTS	\$30,340,251.00
Divided by Net Development Area	409.11
2012 Off-Site Levy Allowing for Grant Funding	\$74,161.60/Ha

- 7.2 The Offsite Levy rate allowing for grant funding assistance is \$74,161.60/Ha.
- 7.3 In future reviews, when more data is available, these calculations may be further refined.

8. Calculation of Developer Off-Site Levy

- 8.1 The Off-Site Levy shall be calculated as per the annual Off-Site Levy Rates defined within Section 7. The Off-Site Levy assessment is a function of Net Development Area and the Off-Site Levy Rate.

$$\text{Net Development Area} \times \text{Off-Site Levy Rate} = \text{Assessed Off-Site Levy}$$

9. Development Agreements

- 9.1 The entering into of a Development Agreement with respect to other items, the collection of an Off-Site Levy is hereby authorized;
- 9.2 Council delegates the authority to enforce and administer this Bylaw, including but not limited to, the authority to enter into Development Agreements on behalf of the Municipality and to defer collection of Off-Site Levies imposed pursuant to this Bylaw, to the Chief Administrative Officer;
- 9.3 Council may from time to time adopt policies or guidelines for the assistance and direction of the Chief Administrative Officer in determining which Development and Subdivision applications shall require a Development Agreement; and
- 9.4 Where it is determined that a Development Agreement is appropriate for any application for Development or Subdivision, the applicant or the owner, as the case may be, shall enter into a Development Agreement with the Municipality and such Development Agreement shall ensure that:
- a) provision be made for the payment of Off-Site Levies as specified in this Bylaw, or that provision may be made for the deferring of payment of the Off-Site Levies to a future time certain or uncertain; and
 - b) no further Off-Site Levies shall be required to be paid under Development Agreements that have been previously collected in full in respect to all of the lands which are the subject of the Development or Subdivision application.

10. Accounting

- 10.1 All funds collected pursuant to this Bylaw shall be accounted for in a special fund and expended only as permitted under the provisions of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended or repealed and replaced from time to time.

11. General

TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015

11.1 Nothing in this Bylaw precludes the Municipality from:

- a) imposing further or different levies, duly enacted by bylaw, on any portion of the Developable Lands in respect of which the Municipality has not collected levies;
- b) deferring collection of the Off-Site Levy for the stated objects of this Bylaw, on any portion of Developable Lands in respect of which the Municipality collected levies, including requiring security for payment of such deferred levies; or
- c) reducing or forgiving payment of the levies required pursuant to this Bylaw, or otherwise providing for credits for other Off-Site or Oversize infrastructure constructed by a developer in calculating and/or collecting levies that become payable pursuant to this Bylaw.

12. Bylaw Review

12.1 The Off-Site Levy Bylaw rate calculation will be reviewed and updated no later than December 31, 2017.

13. NW Water & Sanitary Sewer Trunks Developer Reimbursement

To reimburse the Town for land acquisition costs, land title costs, survey costs, and other incidentals associated with the installation of the improvements in the improvement areas outlined below, the following developer reimbursements will apply on a per acre (or per hectare) basis:

Area 1 - \$106,592

Area 2 - \$1,935

To be paid to the Town of Taber prior to approval of a Plan of Subdivision, based upon total possible subdivision area as determined by the Town of Taber.

Area 1 includes certain lands in the province of Alberta legally described as:

MERIDIAN 4, RANGE 16, TOWNSHIP 10, SECTION 6
LEGAL SUBDIVISION 14 IN THE NORTH WEST QUARTER CONTAINING 16.2
HECTARES (40 ACRES) MORE OR LESS

EXCEPTING THEREOUT THE ROADWAY ON PLAN 6473 JK CONTAINING .806
HECTARES (1.99 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK
THE SAME

Area 2 includes certain lands in the province of Alberta legally described as:

MERIDIAN 4, RANGE 16, TOWNSHIP 10, SECTION 6
QUARTER SOUTHWEST CONTAINING 64.7 HECTARES (160 ACRES) MORE OR
LESS

EXCEPTING THEREOUT:

TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015

FIRSTLY:
THE NORTH 420 FEET OF THE EAST 1470 FEET OF THE SAOD QUARTER
CONTAINING 14 ACRES MORE OR LESS

SECONDLY:
THE WEST 409 FEET OF THE SOUTH 1384 FEET OF THE SAID QUARTER
SECTION CONTAINING 13 ARECES MORE OR LESS

THIRDLY:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
ROAD	692 JK	0.469	1.16
CONDOMINIUM	9610876	0.536	1.324

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK
THE SAME

Developer Reimbursement Bylaw 14-2012 and NW Water and Sanitary Sewer Trunks
Developer Reimbursement 5-99 is hereby repealed effective the date upon which this
Off-Site Levy Bylaw 17-2015 is adopted.

14. Effective Date

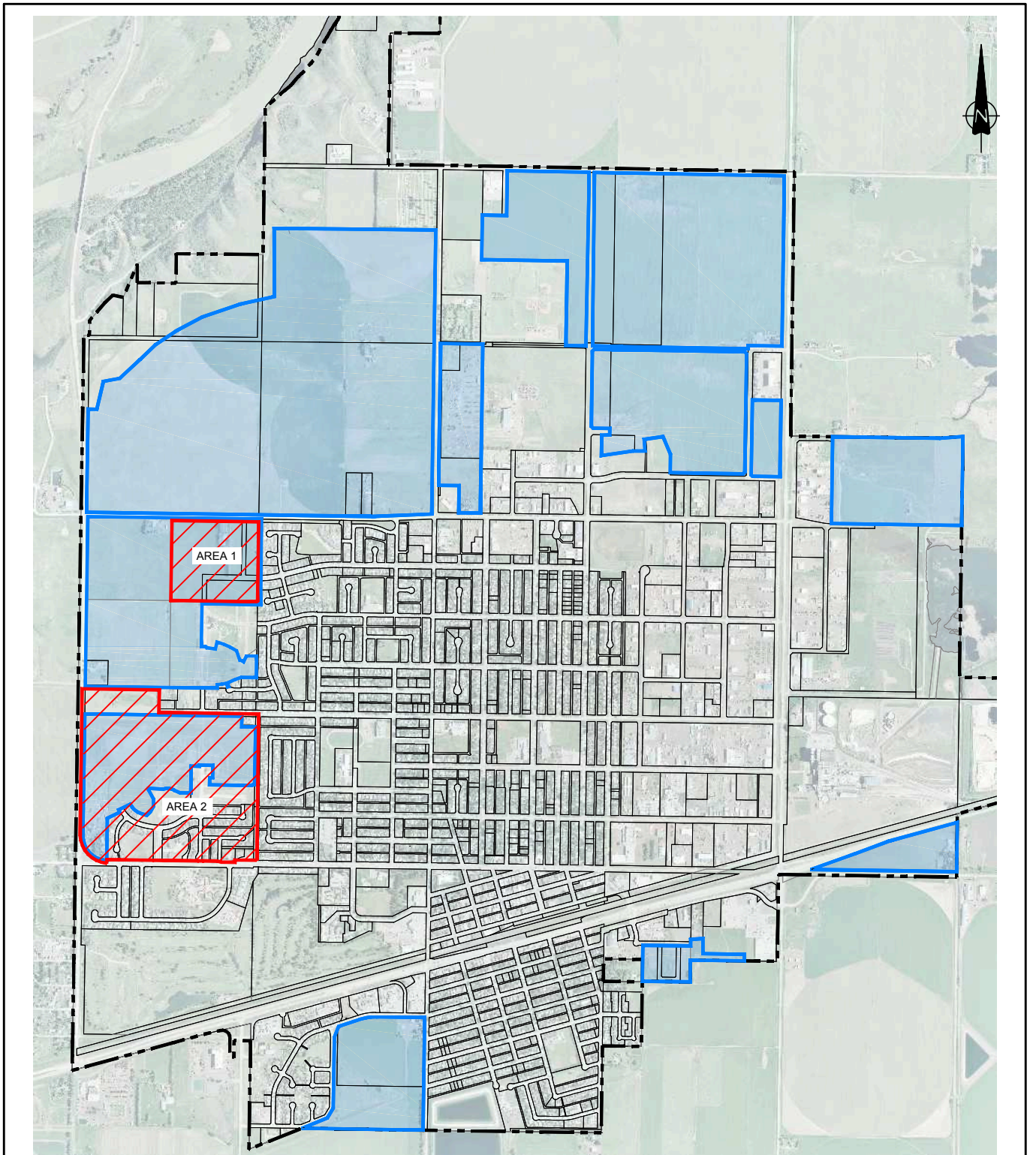
This Bylaw shall take force and effect upon the final reading thereof,

RES. _____ Read a first time this ____ day of _____, 2015.
RES. _____ Read a second time this ____ day of _____, 2015.
RES. _____ Read a third time and finally passed this ____ day of _____,
2015.

Town of Taber

Mayor

Chief Administrative Officer



LEGEND:

TOWN BOUNDARY



DEVELOPABLE AREA



DEVELOPER REIMBURSEMENT AREA



TOWN OF TABER

DEVELOPABLE AREA
SCHEDULE A

SCALE: NTS

DATE: JULY 2015

JOB: 1415-015-00

FIGURE: SCHEDULE A

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012

BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ESTABLISHING AN OFF-SITE LEVY FOR LAND THAT IS TO BE SUBDIVIDED OR DEVELOPED WITHIN THE TOWN OF TABER.

WHEREAS section 648 of the Municipal Government Act (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) permits a Council to impose a levy known as an Off-Site Levy in respect of land to be subdivided or developed within a municipality's limits, and to authorize an agreement to be entered into for the payment of the Levy;

AND WHEREAS Council received advice and reports respecting upgrades to Off-Site Infrastructure, which set out a fair and equitable calculation of Off-Site Levies in accordance with the purpose of the *Municipal Government Act*;

AND WHEREAS on May, 2, 2012 and July 19, 2012 the Municipality has engaged in consultation with representatives of the Developers industry and with Owners of undeveloped land within the municipality, to present and define, existing and future infrastructure projects for the Municipality with respect to circumstances of the municipality and the benefits of development;

AND WHEREAS Council determined that one levy apply to all Residential, Commercial & Institutional lands, is in the best interests of all the beneficiaries of development;

AND WHEREAS Council has advertised its intention to consider the provision of this bylaw, pursuant to the requirements of the *Municipal Government Act*;

NOW THEREFORE the Council of the Municipality in the Province of Alberta, duly assembled, hereby enacts as follows:

1. Definitions

1.1 The following terms shall have the following meanings in this Bylaw:

- a) "**Bylaw**" means the off-site levy bylaw established by the Municipality,
- b) "**Chief Administrative Officer**" means the Chief Administrative Officer for the Town, regardless of the specific title that may be conferred on the Officer by Council from time to time,
- c) "**Council**" means the Council for the Town of Taber,
- d) "**Developable Land**" shall mean all land contained within the Development Region:
 - i) Upon which Development takes place after the date of passing of this Bylaw;
or
 - ii) For which Subdivision approval is obtained after the date of passing of this Bylaw;excluding all Developed Land,
- e) "**Developed Land**" shall mean land that has been subject to Development or a Subdivision prior to the date of passing of this Bylaw, and in respect of which off-site levies for the same services have been paid,
- f) "**Development**" means "development" as defined in the *Municipal Government Act*, R.S.A. 2000, c. M-26, s. 616.,
- g) "**Development Agreement**" means, "development agreement" as referred to in the *Municipal Government Act*, R.S.A. 2000, c M-26, ss. 650 and 655.,
- h) "**Development Region**" includes the area of land within the municipal limits of the Municipality's boundaries identified in Schedule 'B' attached;

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012

- i) **"Growth"** shall mean:
 - i) The creation of new lots through Subdivision; and
 - ii) The occurrence of Development.
- j) **"Municipality"** means the Town of Taber.
- k) **"Off-Site Infrastructure"** shall mean those components and projects referred to in the Reports, in relation to water and sewer facilities and arterial roadways;
- l) **"Off-site Levy"** means the Off Site Levy imposed pursuant to this Bylaw under the authority of the *Municipal Government Act* RSA 2000, c. M-26;
- m) **"Reports"** means the following:
 - i) "Infrastructure Master Plan" prepared by Associated Engineering, dated June 2007;
 - ii) "Off-Site Levies Calculations Memo" prepared by Associated Engineering, dated August 13, 2012;
- n) **"Subdivision"** means "subdivision" as defined in the *Municipal Government Act*, R.S.A. 200, c. M-26, s. 616.

2. Name of Bylaw

This Bylaw may be cited as the "Off-Site Levy Bylaw"

3. Imposition of Levy

- 3.1 There is hereby imposed a levy which shall be known as Off-Site Levy in respect of all Developable Land.
- 3.2 The amount of the levy imposed is as calculated in section 6 of this bylaw, at the rate established per the attached Schedule 'C'.
- 3.3 The Off-Site Levy is comprised of the Off-Site Infrastructure, and pursuant to the calculation details contained in this Bylaw and the Reports.
- 3.4 The Off-Site Levy will be assessed on all Developable Land within the Development Region on a per hectare basis as provided in Schedule 'B' of this bylaw, excluding those portions of Developable Land that are designated pursuant to a Subdivision as:
 - a) Municipal Reserve.
 - b) Environmental Reserve.
- 3.5 Unless otherwise agreed upon, the Off-Site Levy is due prior to the issuance of Subdivision approval for the Development Region or the issuance of a Development permit in relation to the subject parcel.

4. Off-Site Levy Objects, Principles and Criteria

Off-site Levy's collected under this bylaw provide a previously untapped revenue stream that will assist the municipality with funding major capital projects. The Town also recognizes Developers operate in a competitive industry. A successful strategy would be win-win for both parties, with the community remaining sustainable while being attractive for development. The Town of Taber shall adhere to the following principles as they relate to Off-site Levies:

- a) To be transparent with all Developers in project inclusion and application of an Off-Site Levy,
- b) The municipality maintains cost effective and orderly growth,
- c) Off-site Levies are collected to support a future population of approximately 12,000

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012

- d) Off-site Levy is established for net Developable Land; net Developable Land excludes areas of Environmental Reserve and areas of Municipal Reserve.
- e) Development areas that are expected to accommodate growth are outlined in the attached Schedule 'B', attached to and forming part of this Bylaw;
- f) Senior Government funding is available to the Town of Taber under the Water For Life Program, and more specifically under the Alberta Municipal Water/Wastewater Partnership (AMWWP) grant program. The Town of Taber applies for funding under the AMWWP program for any and all priority 1 Water and Wastewater projects. If approved Taber is eligible for provincial grant funding in the amount of 37% of eligible project costs. Actual and estimated future AMWWP grant funding are reduced from the capital project costs/estimates, described in Schedule 'A' which is attached to and forms a part of this Bylaw,
- g) Off-Site Levies collected and interest generated from Off-Site Levies shall be managed by the Town in accordance with the Municipal Government Act, and used only for the purpose they were collected.
- h) Off-Site Levies collected shall not be used by the Town for maintenance and/or rehabilitation of existing municipal infrastructure, and
- i) Developers remain responsible for municipal infrastructure within the development areas, as defined in each Development Agreement.

5. Calculation of Developer Off-Site Rate

The Off-Site Levy rate will be established by determining the following:

- 5.1 Total hectares of Net Developable Area within the municipal boundaries of the Town of Taber, expressed in hectares.
- 5.2 A list of proposed projects as outlined in existing Infrastructure Master Plan (June 2007), and other municipal servicing studies and reports.
- 5.3 Total estimated present day cost of infrastructure required to service the Net Developable Area.
- 5.4 Present per hectare cost.

6. Calculation of Developer Off-Site Levy

The Off-Site Levy shall be calculated as per the annual Off-Site Levy Rates defined within Schedule 'C' attached to and forming part of this Bylaw. The Off-Site Levy assessment is a function of Net Development Area and the Off-Site Levy Rate.

Net Development Area x Off-Site Levy Rate = Assessed Off-Site Levy

7. Development Agreements

- 7.1 The entering into of a Development Agreement with respect to, amongst other things, the collection of an Off-Site Levy is hereby authorized.
- 7.2 Council delegates the authority to enforce and administer this Bylaw, including, but not limited to, the authority to enter into Development Agreements on behalf of the Municipality and to defer collection of Off-Site Levies imposed pursuant to this Bylaw, to the Chief Administrative Officer.
- 7.3 Council may from time to time adopt policies or guidelines for the assistance and direction of the Chief Administrative Officer in determining which Development and Subdivision applications shall require a Development Agreement.
- 7.4 Where it is determined that a Development Agreement is appropriate for any application for Development or Subdivision, the applicant or the owner, as the case may be, shall enter into a Development Agreement with the Municipality and such Development Agreement shall ensure that:

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012

- a) provision be made for the payment of Off-site Levies as specified in this Bylaw, or that provision may be made for the deferring of payment of the Off-Site Levies to a future time certain or uncertain; and
- b) no further Off-Site Levies shall be required to be paid under Development Agreements that have been previously collected in full in respect to all of the lands which are the subject of the development or Subdivision application.

8. Accounting

8.1 All funds collected pursuant to this Bylaw shall be accounted for in a special fund and expended only as permitted under the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended or repealed and replace from time to time.

9. General

9.1 Nothing in this Bylaw precludes the Municipality from:

- a) imposing further or different levies, duly enacted by bylaw, on any portion of the Developable Lands in respect of which the Municipality has not collected levies.
- b) deferring collection of the Off-Site Levy for the stated objects of this Bylaw, on any portion of Developable Lands in respect of which the Municipality collected levies, including requiring security for payment of such deferred levies; or
- c) reducing or forgiving payment of the levies required pursuant to this Bylaw, or otherwise providing for credits for other Off-Site or Oversize infrastructure constructed by a developer in calculating and/or collecting levies that become payable pursuant to this Bylaw.

10. Bylaw Review & Update Schedule

The Off-Site Levy Bylaw rate calculation will be reviewed and updated at least once every three (3) years, with the next review and Bylaw update required to be complete no later than August 2015.

11. NW Water & Sanitary Sewer Trunks Developer Reimbursement Bylaw 5-99

Only those sections of Bylaw #5-99 relating to Direct Revenue Recovery From Developers, for land acquisition costs associated with Areas #1, 2 & 3 will remain in effect, and will continue to be applied on a per acre (or per hectare basis) on new development in those areas in accordance with a new NW Water & Sanitary Sewer Trunks Developer Reimbursement Bylaw 14 – 2012. The new NW Water & Sanitary Sewer Trunks Developer Reimbursement Bylaw 14 – 2012 accounts for land acquisition costs recovered from Developers previously by the Town, so that only the uncollected land acquisition costs will be collected by the Town under NW Water & Sanitary Sewer Trunks Developer Reimbursement Bylaw 14 – 2012. The balance of revenue not generated by the Town to date, has been included in overall Off-Site infrastructure costs, for recovery under this Bylaw 10-2012.

12. NW Taber Stormwater Drainage Master Plan Developer Reimbursement Bylaw 7-2003

NW Taber Stormwater Drainage Master Plan Developer Reimbursement Bylaw 7-2003 is hereby repealed in its entirety, effective the date upon which this Off-Site Levy Bylaw 10-2012 is finally adopted. The balance of revenue not generated by the Town to date, has been included in overall Off-Site infrastructure costs, for recovery under this Bylaw 10-2012.


TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012

13. Effective Date

This Bylaw shall take force and effect upon the final reading thereof.

RES.173/12 Read a first time this 25th day of June, 2012
RES.217/12 Read a second time this 20th day of August, 2012
RES.218/12 Read a third time and finally passed this 20th day of August, 2012

TOWN OF TABER



MAYOR



CHIEF ADMINISTRATIVE OFFICER (C.A.O)

(Interim)

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012

Schedule 'A'

August 13, 2012 Off-Site Levy Report

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012



Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

Date: August 13, 2012 **File:** 20123470.A.01.02
To: Town of Taber
From: Henry Vanderpyl; Bruce Thurber
Project: Town of Taber Off-Site Levies
Subject: Off-Site Levies Calculations Memo (Revised)

MEMO

This memorandum is issued to support discussions pertaining to determination of off-site levies for The Town of Taber.

An assessment of potential off-site levies has been prepared based upon information provided in 2007 Infrastructure Master Plan (IMP), and the 1998 Municipal Development Plan (MDP).

Basis

The following framework is defined for the calculations:

1. It is assumed that the developer will be responsible for the cost of all on site development.
2. Development growth areas requiring off-site infrastructure are outlined in Table 1 and shown on the attached Drawing 001. These areas were reviewed by the Town's planner.
3. Reserves for schools are not specifically defined in available planning documents and, consequently, are not allowed for in the present determination of net developable lands. Requirements for any specific school reserves will have to be established in the context of specific development agreements.
4. Herein, off-site levies are defined per unit area of net developable land. Net developable land excludes areas of Environmental Reserve, Arterial Roadway right-of-ways, and areas of Municipal Reserve (10%).
5. Levies are collected to support a future population of approximately 12,000 (20 year Planning Horizon) as noted in Section 2.4 of the 2007 IMP.

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012



GLOBAL PERSPECTIVE.
LOCAL FOCUS.

Memo To: Town of Taber
August 13, 2012

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Table 1: Estimates of Net Development Areas

#	LOCATION	DESCRIPTION	GROSS AREA (Ha)	ENV. RESERVE (Ha)	ARTERIAL ROADWAY (HA)	MUNICIPAL RESERVE (Ha)	NET AREA (Ha)
1	Barton	Industrial	4.81			0.48	4.33
2	HWY 3/36 East	Industrial	8.13			0.81	7.32
3	Wild Rose	Industrial	24.29			2.43	21.86
4	Eureka SE	Industrial	36.33			3.63	32.70
4A	Eureka S.E.	Industrial	5.24			0.52	4.72
5	Eureka NE	Industrial	69.00			6.90	62.10
6	Eureka NW	Industrial	20.87			2.09	18.78
7	Eureka SW	Industrial	13.54			1.35	12.19
8	NWASP, N of 64 Ave	Residential	164.45		1.30	16.45	146.70
8A	NWASP, Portion N of 72 Ave	ER ¹	41.15	41.15			0
9	NW 6-10-6-4	Residential	55.47			5.55	49.92
10	SW 6-10-6-4 N of 56 Ave	Residential	3.43			0.34	3.09
11	Westview	Residential	28.71			2.87	25.84
12	Heritage	Residential	21.73			2.17	19.56
	Totals		497.15	41.15	1.30	45.59	409.11

¹ The boundary for Area 8A was approximated based on the boundary of the ER area shown in the N.W. ASP for purposes of this Off-Site Levy area calculation.

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012



GLOBAL PERSPECTIVE.
LOCAL FOCUS.

Memo To: Town of Taber
August 13, 2012

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Identified Off-Site Improvements

The Municipal Government Act (648) explicitly defines an “Off-site Levy” with respect to land that is to be developed or subdivided. By definition off-site charges are intended to cover costs for infrastructure that does not necessarily abut the associated development lands. It is inferred that the off-site improvements support the subject development lands. It is understood that an “Off-site Levy” may only be applied to support the capital cost of “new or expanded” road, water, wastewater, and stormwater infrastructure.

Section 648 of the Municipal Government Act allows for the imposition of an off-site levy in respect of land that is to be developed or subdivided to pay for all or part of the capital costs of any or all of the following:

- New or expanded facilities for storage, transmission, treatment or supplying of water
- New or expanded facilities for the treatment, movement or disposal of sanitary sewage
- New or expanded storm sewer drainage facilities and
- New or expanded roads required for or impacted by a subdivision or development
- Land required for or in connection with any of the above facilities

The 2007 IMP suggests a number of capital improvements should be undertaken within the Town of Taber. Not all of the noted improvements directly pertain to the servicing of the lands to be developed and, consequently, should not be considered as off-site improvements.

An itemized listing of proposed off-site projects is provided in Table 2. Only limited information is available for development of new residential and industrial/commercial areas within the Town limits. Both infrastructure service plans and off-site improvement estimates will need to be updated when additional information becomes available for the prospective development areas.

Table 2: Projects Pertaining to Off-Site Levies

Reference *1	Utility	Project Description	2007 Cost Estimate	2012 Cost Estimate		Anticipated Timeline *4
				Growth and Existing Development	Growth Related Development	
W15	Water	Rehabilitate the North pumpstation	\$514,000		\$590,000	2013
W16	Water	Collect field data to calibrate and verify water model(to assess extensions)	\$75,000		\$85,000	2014
W20	Water	Install ring watermain from WTP to Magrath Subdivision	\$7,147,000		\$8,220,000	2022
W21	Water	Install ring watermain from NW trunk to Eureka Industrial Park	\$6,559,000		\$7,545,000	2022

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012



GLOBAL PERSPECTIVE.
LOCAL FOCUS.

Memo To: Town of Taber

August 13, 2012

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Reference *1	Utility	Project Description	2007 Cost Estimate	2012 Cost Estimate		Anticipated Timeline *4
				Growth and Existing Development	Growth Related Development	
		Industrial Park				
W22	Water	Provide additional treated water storage	\$2,740,000		\$3,150,000	2030
W23	Water	Increase pumping capacity of high lift pumps	\$343,000		\$395,000	2014
W24 *2	Water	WTP expansion and Raw Water supply system upgrades		\$6,000,000		2012 to 2017
	Water	Subtotal		\$6,000,000	\$19,985,000	
WW15	Wastewater	Upgrade Central Trunk along 55 and 56 Street	\$3,080,000		\$3,540,000	2014
WW19 *2	Wastewater	WWTP expansion and upgrades to RBC plant		\$14,400,000		2011 Completed
WW20 *2	Wastewater	WWTP Lagoon Aeration Improvements		\$2,000,000		2014
WW21 *2	Wastewater	WWTP Pivot & Control System		\$300,000		2014
	Wastewater	Subtotal		\$16,700,000	\$3,540,000	
S15	Stormwater	Undertake Drainage Master Plan for Southeast and Southwest Drainage Basins	\$100,000	\$115,000		2022
S16	Stormwater	Investigate feasibility of providing sewers within North and Central Drainage Basins	\$125,000	\$150,000		2002
S17	Stormwater	Construct trunk sewers to south portion of Town and within North and Central Drainage Basins	\$11,714,000	\$13,470,000		2027
S18	Stormwater	NW Trunks (constructed in 2010-11)		\$7,300,000		2011 Completed
	Stormwater	Subtotal		\$21,035,000	\$ 0	

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012



GLOBAL PERSPECTIVE.
LOCAL FOCUS.

Memo To: Town of Taber
August 13, 2012
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Reference *1	Utility	Project Description	2007 Cost Estimate	2012 Cost Estimate		Anticipated Timeline *4
				Growth and Existing Development	Growth Related Development	
R21 *3	Arterial Roadways	50 Street from 64 Avenue to 72 Avenue			\$560,000	2022
R22 *3	Arterial Roadways	50 Street, From 72 Avenue to 80 Avenue			\$560,000	2022
R23 *3	Arterial Roadways	64 Avenue HWY 36 to 50 Street			\$2,240,000	2022
R24 *3	Arterial Roadways	64 Avenue from 50 Street to SH 864			\$2,240,000	2027
R25 *3	Arterial Roadways	56 Avenue from SH 864 to 45 Street			\$700,000	2017
	Roadways	Subtotal			\$6,300,000	
	Water & Wastewater	Northwest trunks & Lift Station carry-forward from Dev. Reimbursement Bylaw 5-99			\$2,043,300	
	Stormwater	Dev. Reimbursement Bylaw 7-2003			\$39,401	
		TOTAL			\$43,735,000	\$31,907,701

- *1 Reference to 2007 I.M.P.
- *2 Information from EPCOR (to be confirmed)
- *3 Arterial Roadways designation as per 1981 Town of Taber Transportation Study by DeLCan
- *4 Anticipated timelines are provided as a rough projection as to when the infrastructure may be needed. There are a number of unpredictable factors, so these dates are not definitive.

Principles – Off-Site Levies

- To be transparent with developers in project inclusion and determination of an off-site levy.
- Maintain continual cost effective and orderly growth.
- Off-site levies funds infrastructure required for growth.

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012



GLOBAL PERSPECTIVE.
LOCAL FOCUS.

Memo To: Town of Taber
August 13, 2012
- 12 -

Assumptions

1. One levy for all of Taber for residential, commercial and industrial lands.
2. Land base for calculation of the levy is the Municipal Development Plan area
 - a. Planning horizon is 20 years
 - b. Industrial and commercial lands are part of the number of developable hectares
3. Inclusion – As defined by the Municipal Government Act
 - a. s. 648(2) An off-site levy may be used only to pay for all or part of the capital cost of any or all of the following:
 - i. new or expanded facilities for the storage, transmission, treatment or supplying of water;
 - ii. new or expanded facilities for the treatment, movement or disposal of sanitary sewage;
 - iii. new or expanded storm sewer drainage facilities;
 - iv. new or expanded roads required for or impacted by a subdivision or development
 - v. land required for or in connection with any facilities described in clauses (i) to (iv).
 - b. 648(5) requires off-site levies and interest “to be accounted for separately from the other levies collected under this section”.
4. Exclusion – Costs associated with system maintenance, rehabilitation and legislative changes of existing systems are not part of an off-site levy.
5. Water
 - a. Water treatment plant expansion
 - i. 100% related to growth of the community
 - ii. Legislated changes in water treatment is not an off-site project
 - b. Reservoirs (water storage) are included
 - c. Booster stations – may or may not be an Off-site project. Each station will be considered on a case specific basis on topography and development requirement
 - d. Water system expansion generated by growth
6. Sanitary Sewer
 - a. Wastewater treatment plant expansion
 - i. 100% related to growth of the community
 - ii. Legislated changes in wastewater treatment is not an off-site project
 - b. Lift stations – may or may not be an off-site project. Each station will be considered on a case specific basis on topography and development requirement
 - c. Sanitary system expansion generated by growth

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012



GLOBAL PERSPECTIVE.
LOCAL FOCUS.

Memo To: Town of Taber

August 13, 2012

- 13 -

- 7. Roads
 - a. Off-site is applied to "arterial roads", roads self contained within a subdivision are considered collectors and an onsite cost.

- 8. Storm
 - a. Storm Sewer trunks are considered off-site projects
 - b. Retention ponds are not included

- 9. Grants
 - a. Grant funding has not been included in these calculations.

Off-Site Levy Rate

Using the projected 2012 Cost Estimates identified in Table 2, the capital costs attributed to Growth and Existing Development totals \$43,335,000. Based simplistically on a ratio of the existing population (8,100) to the projected growth population (12,000) the costs are apportioned at 67% to existing development and 33% to growth development. The off-site levy rates are calculated to be as follows:

Total Cost of <u>Growth and Existing Development</u> (43,735,000 x 33%) =	\$14,432,550
Total cost of <u>Growth Development</u> (\$31,907,701 x 100%) =	<u>\$31,907,701</u>
TOTAL	\$46,340,251
Divided by Net Development Area (refer to Table 1)	409.11 Ha
2012 Off-Site Levy (without Grant Funding)	\$113,271/Ha

Estimation of Grant Funding Assistance

As per discussion with Rob Cressman, Public Service Director, the grant funding assistance has been estimated to \$16,000,000 of the total development growth related costs of \$46,340,251.

Applying this grant funding estimate results in a reduction of the Off-Site Levy as follows:

Total Costs	\$46,340,251
Less Grant Funding (estimated)	<u>\$16,000,000</u>
NET COSTS	\$30,340,251
Divided by Net Development Area	409.11 Ha
2012 Off-Site Levy Allowing for Grant Funding	\$74,161.60/Ha

In future reviews, when more data is available, these calculations can be further refined.



GLOBAL PERSPECTIVE.
LOCAL FOCUS.

Memo To: Town of Taber
August 13, 2012
- 14 -

Annual Reporting Requirements

The Town acknowledges the obligations under the Municipal Government Act and the Regulation to account for the levies and to provide annual reporting on the levies. The Town will provide annual reporting in accordance with those obligations.

Future Updates

With respect to establishing specific off-site levies and development charges, the following typical sequence of work is as follows:

1. Update the Municipal Development Plan (MDP). The plan, in general, defines how the community intends to control and support development.
2. Update the Infrastructure Master Plan (IMP) to support the vision established by the MDP.
3. For each development project that is supported by the MDP and the IMP, create a specific Area Structure Plan (ASP) – which would include supporting infrastructure servicing plans.
4. Determine appropriate development charges as per the ASP's.
5. Apply the development charges in conjunction with establishing a specific development agreement and issuance of a related development permit or sub-division approval.
6. Where a development authority requires a project proponent (i.e., developer) to prepare the ASP, general unit-based off-site improvement charges can be defined using the MDP and supporting master plans. In these instances, the improvement charges must be routinely updated to reflect planning changes, actual construction of off-site improvements and associated costs, and construction conditions (estimates).
7. The 1998 MDP encourages the completion of transportation master planning for Taber. The 2007 IMP describes and assesses existing road and sidewalk conditions but does not identify off-site improvements that will be required to support the development lands. Transportation infrastructure planning must be completed before detailed estimates of off-site road improvements can be determined.

TOWN OF TABER
OFF-SITE LEVY BYLAW NO. 10 – 2012

Schedule 'C'

2012 – 2014 Off-Site Levy Rates

2012 - 2014

\$74,162/Ha

BY-LAW NO. 5-99

DEVELOPER REIMBURSEMENT BYLAW

BEING A BY-LAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO PROVIDE FOR THE IMPOSITION OF DEVELOPER REIMBURSEMENTS FOR UTILITY INFRASTRUCTURE IMPROVEMENTS PROVIDED BY THE TOWN.

WHEREAS, pursuant to the provisions of the Municipal Government Act, being Chapter M26.1, of the Statutes of Alberta, 1994, and amendments thereto, a Council may pass Bylaws respecting to services provided by, or on behalf of the municipality; and

WHEREAS, the Town of Taber will complete the installation of water and sewer infrastructure improvements in 1999 as shown on Schedule "C"; and

WHEREAS, the Municipal Government Act permits a municipality to enter into agreements to pay for all or a portion of the cost of an improvement constructed or paid for in whole or in part by a municipality, and

WHEREAS, Council has identified project costs which might be recovered, and has deemed it necessary and desirable to impose fees to recover these costs incurred by the Town of Taber.

NOW THEREFORE, duly assembled in a Regular Meeting, the Council of the Town of Taber, in the Province of Alberta hereby enacts as follows:

1. DEFINITIONS

1. "Developer" shall mean any person who applies for a plan of subdivision, whether this is the owner, or someone acting on behalf of the owner.
2. "Developer Reimbursements" shall mean those developer reimbursements as specified in Schedule "B" attached, which indicate all the lands subject to these reimbursements.
3. "Improvements" shall mean the water and sanitary sewer installed on the Improvement Area, and all associated apparatus or fixtures required for each system.

4. "Improvement Area" shall mean all the area included and outlined on Schedule "A" attached, and includes Area # 1, Area # 2 and Area # 3.

I. DEFINITIONS (CONTINUED)

5. "Plan of Subdivision" shall have the same meaning as provided in the Municipal Government Act.
6. "Serviceable Acres" shall mean the entire land base within a proposed Plan of Subdivision, and only excludes Environmental Reserve as defined under the Municipal Government Act.
7. "Subdivision" shall have the same meaning as provided in the Municipal Government Act.
8. "Town" shall mean the Town of Taber or its duly authorized representatives.

II. OBJECT OF THE DEVELOPER REIMBURSEMENT

The object of the Developer Reimbursement is to pay for part of the capital costs of the installation of Improvements in the Improvement Area, and excludes carrying costs, such as interest paid or interest lost. It is recognized that the portion of overall costs paid by the Town, and any carrying costs, will become the Town's investment in the project, unless otherwise determined by Council.

III. DETERMINATION OF DEVELOPER REIMBURSEMENT

The components of the Developer Reimbursements as indicated on Schedule "B" have been calculated based upon the full tender costs by the contractor, full engineering costs for the project, and other costs incurred for land acquisition, land titles costs, survey costs and other incidentals. Reimbursements for costs incurred are due prior to approval of a Plan of Subdivision, and based upon the following:

- 1) Direct Revenue Recovery From Developers - direct cost of land acquisition for a specific portion of the Improvement Area, including land titles costs, survey costs and other incidentals. These specific costs will be imposed as indicated on Schedule "B".

- 2) Direct Recovery of Main Line Service Tie-Ins - have been based upon those portions of a Subdivision where individual lots can tie in directly to water and/or sewer mains, and where a Developer would otherwise have to install their own water and sewer mains.
- 3) Payment for Tie-Ins to Main Lines for new Subdivisions - land area has been based upon the total area within the Improvement Area, and calculated in acres. Costs are on a per Serviceable Acre basis. These costs would be additional to those indicated in 2) of this section above.

IV. APPLICATION OF DEVELOPER REIMBURSEMENT

The imposition of Developer Reimbursements shall commence on the passing of this bylaw, and shall have affect for all new Subdivisions within the Improvement Area thereafter.

Payments for Developer Reimbursements are due to the Town prior to approval of a Plan of Subdivision. The Town authorizes the Development Officer or the Director of Planning, or any of their designates, the duty and authority to administer and enforce this bylaw.

This bylaw shall come into force and effect upon the final reading thereof.

RES. 319/99 Read a first time this 28th day of June, 1999.

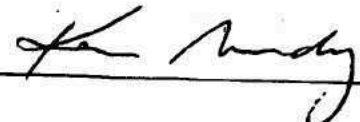
RES. 320/99 Read a second time this 28th day of June, 1999.

RES. 322/99 Read a third time and finally passed this 28th day of June, 1999.

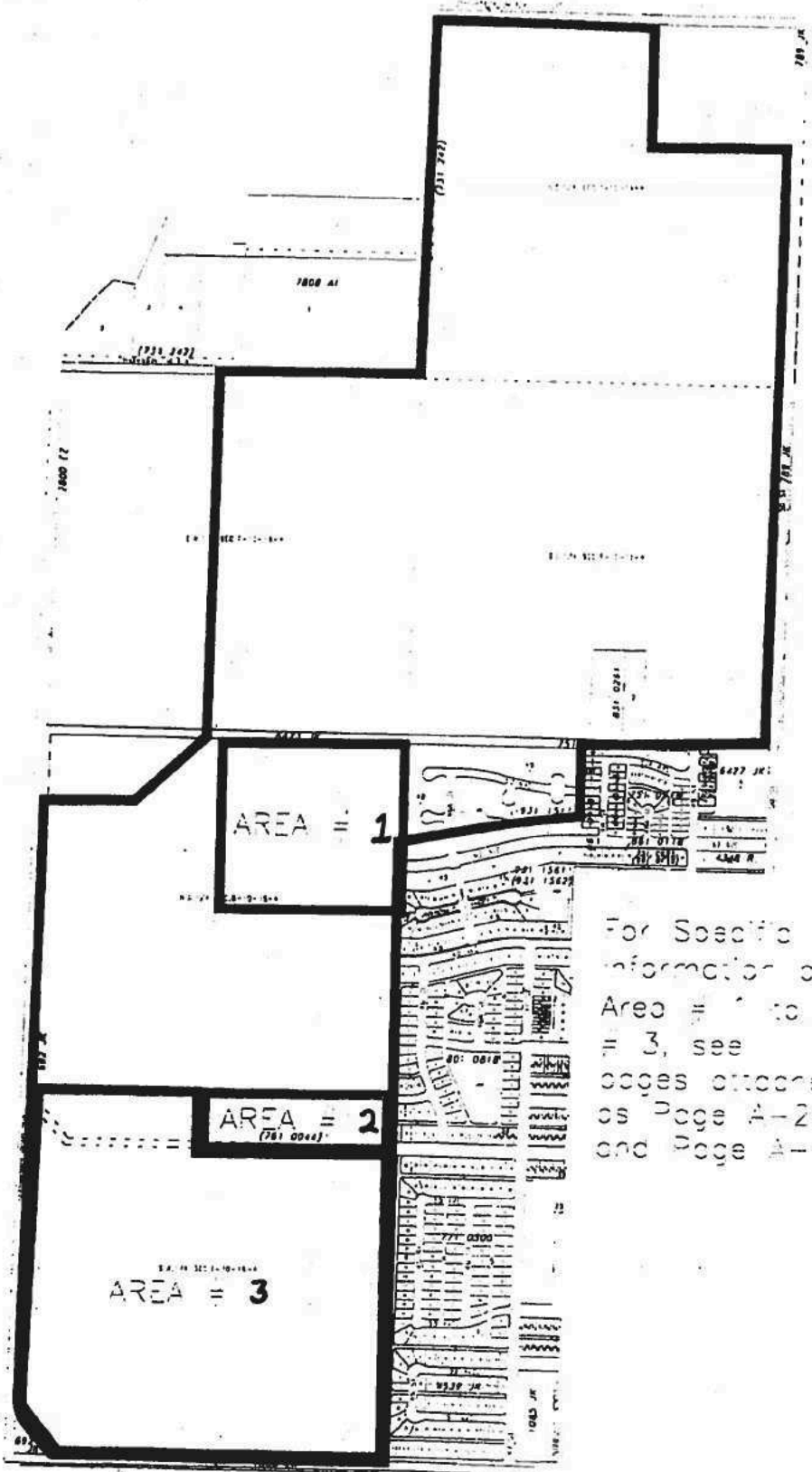
TOWN OF TABER



MAYOR



TOWN MANAGER



For Specific
 information on
 Area = 1 to
 = 3, see
 pages attached
 as Page A-2
 and Page A-3

The following will further define the Areas indicated on page A - 1.

Area # 1:

Area # 1 includes certain of lands in the Province of Alberta legally described as:

MERIDIAN 4, RANGE 16, TOWNSHIP 10, SECTION 6
LEGAL SUBDIVISION 14 IN THE NORTH WEST QUARTER CONTAINING 16.2
HECTARES (40 ACRES) MORE OR LESS

EXCEPTING THEREOUT THE ROADWAY ON PLAN 6473 JK CONTAINING .806
HECTARES (1.99 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO
WORK THE SAME

Area # 2:

Area # 2 includes certain of lands in the Province of Alberta legally described as:

MERIDIAN 4, RANGE 16, TOWNSHIP 10, SECTION 6
THE WESTERLY 1260 FEET OF THE EASTERLY 1470 FEET OF THE EASTERLY
1470 FEET OF THE NORTHERLY 420 FEET OF THE SOUTH WEST QUARTER
CONTAINING 4.86 HECTARES (12 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO
WORK THE SAME

Area # 3:

Area # 3 includes certain of lands in the Province of Alberta legally described as:

MERIDIAN 4, RANGE 16, TOWNSHIP 10, SECTION 6
QUARTER SOUTHWEST CONTAINING 64.7 HECTARES (160 ACRES) MORE
OR LESS

EXCEPTING THEREOUT:

FIRSTLY:

THE NORTH 420 FEET OF THE EAST 1470 FEET OF THE SAID QUARTER
CONTAINING 14 ACRES MORE OR LESS

Area # 3 (Continued):

SECONDLY:

THE WEST 409 FEET OF THE SOUTH 1384 FEET OF THE SAID QUARTER SECTION CONTAINING 13 ACRES MORE OR LESS

THIRDLY:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
ROAD	692 JK	0.469	1.16
CONDOMINIUM	9610876	0.536	1.324

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

The following costs are provided based upon actual costs to the date of this bylaw, costs based upon final tender prices, and some budgeted costs for certain components of the project:

PROJECT EXPENSES ANTICIPATED

	<u>SubTotal</u> <u>Costs</u>	<u>Total</u> <u>Costs</u>	<u>Expense Allocation</u>		
			<u>Water</u>	<u>Sewer</u>	<u>Other</u>
Costs to Date (1998 Eng. & Testing)		151,500	38,046	113,454	
General Conditions	70,136		17,613	52,523	
Sanitary Sewer Force Mains	170,972			170,972	
Sanitary Sewer Gravity Mains	1,307,625			1,307,625	
Water Distribution Mains	640,756		640,756		
Sanitary Lift Station	432,140			432,140	
Contingency (10%)	262,163		65,837	196,326	
Sub-Total	2,883,792				
Total Construction		2,883,792			
Costs 1999 Eng. & Testing		195,700	49,146	146,554	
Costs Land and Other		110,550			110,550
3% GST Expense		100,246	24,342	72,588	192
Total Expenses Anticipated	GRAND->	3,441,788	835,740	2,492,182	110,742

The following costs Developer Reimbursements shall be imposed, as indicated, and based upon the categories provided in Section III, Determination of Developer Reimbursement:

DEVELOPER REIMBURSEMENTS

	<u>Units</u>	<u>Cost/Unit</u>	<u>Water</u>	<u>Sewer</u>	<u>Other</u>
1) Direct Revenue Recovery					
From Developers					
- Area # 1 (on Schedule "A")					106,592
- Area # 2 (on Schedule "A")					590
- Area # 3 (on Schedule "A")					3,560
(To be paid to the Town prior to approval of a Plan of Subdivision, based upon total possible subdivision area as determined by the Town)					

2) Direct Recovery of	<u>Estimate</u>	<u>Cost</u>			
Main Line Service Tie-Ins	<u>Meters</u>	<u>\$/Meter</u>			
- Water	900	\$ 226	203,400		
- Sewer	1,000	\$ 176		176,000	
(Estimated serviceable meters of water and sewer at a Cost \$/Meter for servicing two sides of each utility line - if servicing one side only, divide Cost \$/Meter by 2)					

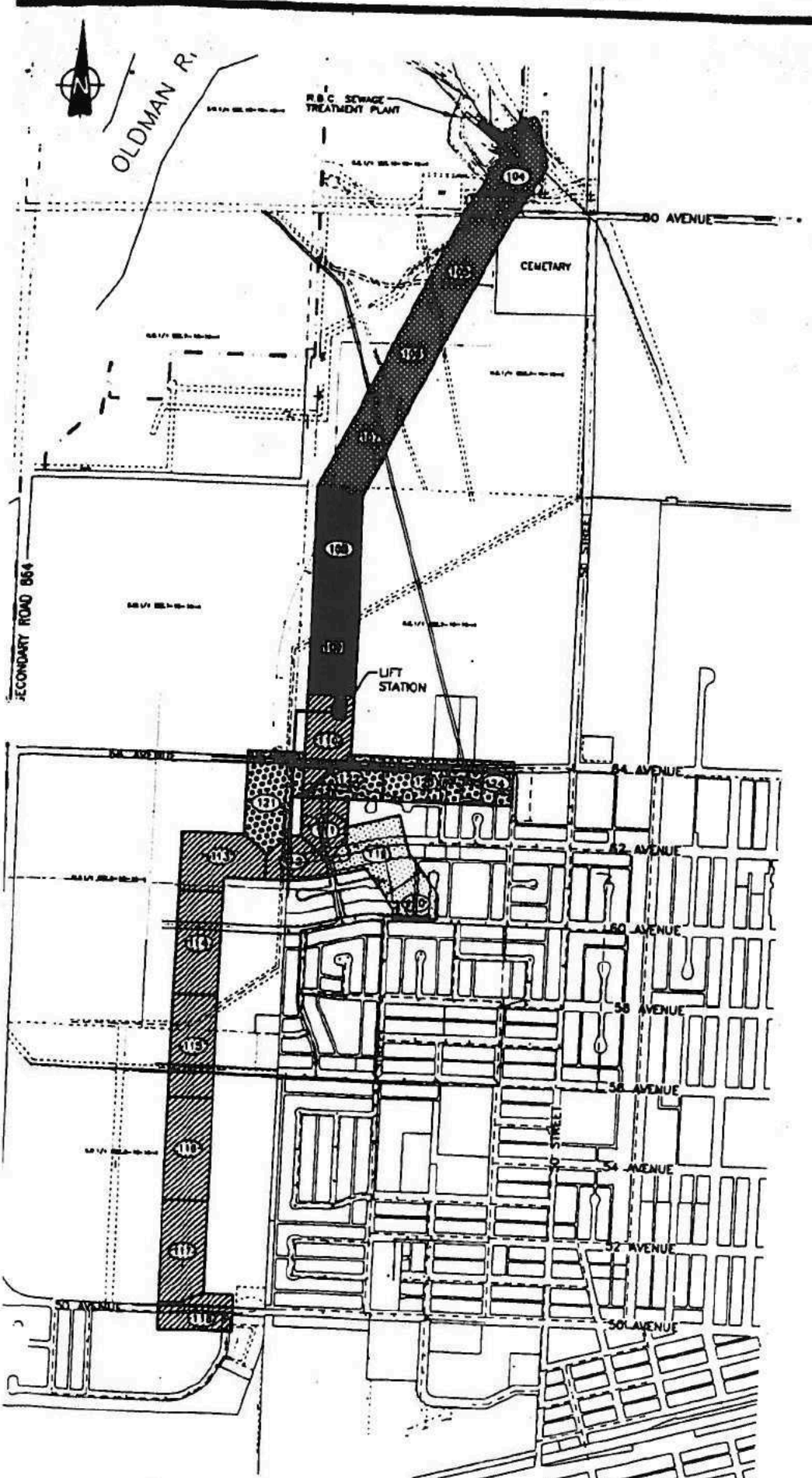
3) Payment for Tie in to	<u>Acres</u>	<u>\$/Acre</u>			
Main Lines for Subdivisions					
- Water	400	\$ 1,200	480,000		
- Sewer	400	\$ 5,000		2,000,000	
(Estimated Serviceable Acres for water and sewer at a Cost \$/Acre - to apply to all developments within the Improvement Area)					

Total Revenues To Be Reimbursed	GRAND >	2,970,142	683,400	2,176,000	110,742
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The following provides a quick summary of charges to be imposed under this bylaw:

<u>Description of Developer Reimbursement</u>	<u>Total Cost For Each Area</u>
1) Direct Revenue Recovery (cost per Serviceable Acre)	
From Area # 1, Schedule "A"	\$ 106,592.00
From Area # 2, Schedule "A"	\$ 590.00
From Area # 3, Schedule "A" (Total Acres = 130.5 = \$27.27/acre)	\$ 3,560.00
	<u>Cost Per Meter - Two Sides</u>
2) Direct Recovery of Main Line Service Tie-Ins	
Water (cost per front meter, two sides)	\$ 226.00
Sewer (cost per front meter, two sides)	\$ 176.00
	<u>Cost Per Serviceable Acre</u>
3) Payment for Tie In to Main Lines for Subdivisions	
Water (cost per Serviceable Acre)	\$ 1,200.00
Sewer (cost per Serviceable Acre)	\$ 5,000.00

SCHEDULE "C"



LEGEND

- 
 SANITARY SEWER MAIN
 STA. 0+000 TO STA. 1+188
 STA. 1+834 TO STA. 2+446
- 
 SANITARY SEWER FORCEMAIN
 STA. 1+188 TO STA. 1+834
- 
 SANITARY SEWER AND WATER MAIN
 STA. 2+810 TO STA. 4+432.38
- 
 62 AVENUE SANITARY SEWER MAIN
 STA. 3+000 TO STA. 3+419.34
- 
 64 AVENUE WATER MAIN
 STA. 8+000 TO STA. 8+886.65

**TOWN OF TABER
DEVELOPER REIMBURSEMENT BYLAW NO. 14 – 2012**

BEING A BY-LAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO RECOVER PRIOR INVESTMENT MADE BY THE TOWN OF TABER FOR DIRECT COSTS OF LAND ACQUISITION ASSOCIATED WITH THE 1999 NW WATER AND SANITARY SEWER TRUNK LINES.

WHEREAS, pursuant to the provisions of the Municipal Government Act, being Chapter M26.1, of the Statutes of Alberta, 1994, and amendments thereto, a Council may pass bylaws respecting to services provided by, or on behalf of the municipality; and

WHEREAS, the Town of Taber completed the installation of water and sewer infrastructure improvements in 1999 as shown on Schedule "C"; and

WHEREAS, the Municipal Government Act permits a municipality to enter into agreements to pay for all or a portion of the cost of an improvement constructed or paid for in whole or in part by a municipality, and

WHEREAS, Council has identified project costs which might be recovered, and has deemed it necessary and desirable to impose fees to recover these costs incurred by the Town of Taber.

NOW THEREFORE, duly assembled in a Regular Meeting, the Council of the Town of Taber, in the Province of Alberta hereby enacts as follows:

I. DEFINITIONS

1. "Developer" shall mean any person who applies for a plan of subdivision, whether this is the owner, or someone acting on behalf of the owner.
2. "Developer Reimbursements" shall mean those developer reimbursements as specified in Schedule "B" attached, which indicate all the lands subject to these reimbursements.
3. "Improvements" shall mean the water and sanitary sewer trunk lines installed on the Improvement Area, and all associated apparatus or fixtures required for each system.
4. "Improvement Area" shall mean all the area included and outlined on Schedule "A" attached, and includes Area #1, Area # 2 and Area # 3.
5. "Plan of Subdivision" shall have the same meaning as provided in the Municipal Government Act.

**TOWN OF TABER
DEVELOPER REIMBURSEMENT BYLAW NO. 14 – 2012**

6. "Serviceable Acres" shall mean the entire land base within a proposed Plan of Subdivision, and only excludes Environmental Reserve as defined under the Municipal Government Act.
7. "Subdivision" shall have the same meaning as provided in the Municipal Government Act.
8. "Town" shall mean the Town of Taber or its duly authorized representatives.

II. OBJECT OF THE DEVELOPER REIMBURSEMENT

The object of the Developer Reimbursement By-law is to reimburse the Town for land acquisition costs associated with the installation of the Improvements in the Improvement Area, and excludes carrying costs, such as interest paid or interest lost. It is recognized that the portion of overall costs paid by the Town, and any carrying costs, will become the Town's investment in the project, unless otherwise determined by Council.

III. DETERMINATION OF DEVELOPER REIMBURSEMENT

The components of the Developer Reimbursements as indicated on Schedule "B" have been calculated based upon the actual costs incurred previously by the Town, for land acquisition, land titles costs, survey costs and other incidentals. Reimbursements for costs incurred are due prior to approval of a Plan of Subdivision.

IV. APPLICATION OF DEVELOPER REIMBURSEMENT

The imposition of Developer Reimbursements shall commence on the passing of this by-law, and shall have affect for all new Subdivisions within the Improvement Area thereafter.

Payments for Developer Reimbursements are due to the Town prior to approval of a Plan of Subdivision. The Town of Taber authorizes the Development Officer or the Director of Planning, or their designate, the duty and authority to administer and enforce this by-law.

TOWN OF TABER
DEVELOPER REIMBURSEMENT BYLAW NO. 14 – 2012

This by-law shall come into force and effect upon the final reading thereof.

- RES.219/12 Read a first time this 20th day of August, 2012.
RES.220/12 Read a second time this 20th day of August, 2012.
RES.222/12 Read a third time and finally passed this 20th day of August, 2012

TOWN OF TABER



MAYOR



INTERIM CHIEF ADMINISTRATIVE OFFICER (CAO)

TOWN OF TABER
DEVELOPER REIMBURSEMENT BYLAW NO. 14 – 2012

SCHEDULE "A" TO BY-LAW # 14-2012

The following will further define the Areas indicated on page 6 below.

Area # 1:

Area # 1 includes certain of lands in the Province of Alberta legally described as:

MERIDIAN 4, RANGE 16, TOWNSHIP 10, SECTION 6
LEGAL SUBDIVISION 14 IN THE NORTH WEST QUARTER CONTAINING 16.2
HECTARES (40 ACRES) MORE OR LESS

EXCEPTING THEREOUT THE ROADWAY ON PLAN 6473 JK CONTAINING .806
HECTARES (1.99 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK
THE SAME

Area # 2:

Area # 2 includes certain of lands in the Province of Alberta legally described as:

MERIDIAN 4, RANGE 16, TOWNSHIP 10, SECTION 6
THE WESTERLY 1260 FEET OF THE EASTERLY 1470 FEET OF THE EASTERLY
1470 FEET OF THE NORTHERLY 420 FEET OF THE SOUTH WEST QUARTER
CONTAINING 4.86 HECTARES (12 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK
THE SAME

Area # 3:

Area # 3 includes certain of lands in the Province of Alberta legally described as:

MERIDIAN 4, RANGE 16, TOWNSHIP 10, SECTION 6
QUARTER SOUTHWEST CONTAINING 64.7 HECTARES (160 ACRES) MORE OR
LESS

EXCEPTING THEREOUT:

FIRSTLY:

THE NORTH 420 FEET OF THE EAST 1470 FEET OF THE SAID QUARTER
CONTAINING 14 ACRES MORE OR LESS

TOWN OF TABER
DEVELOPER REIMBURSEMENT BYLAW NO. 14 – 2012

Area # 3 (Continued):

SECONDLY:

THE WEST 409 FEET OF THE SOUTH 1384 FEET OF THE SAID QUARTER SECTION CONTAINING 13 ACRES MORE OR LESS

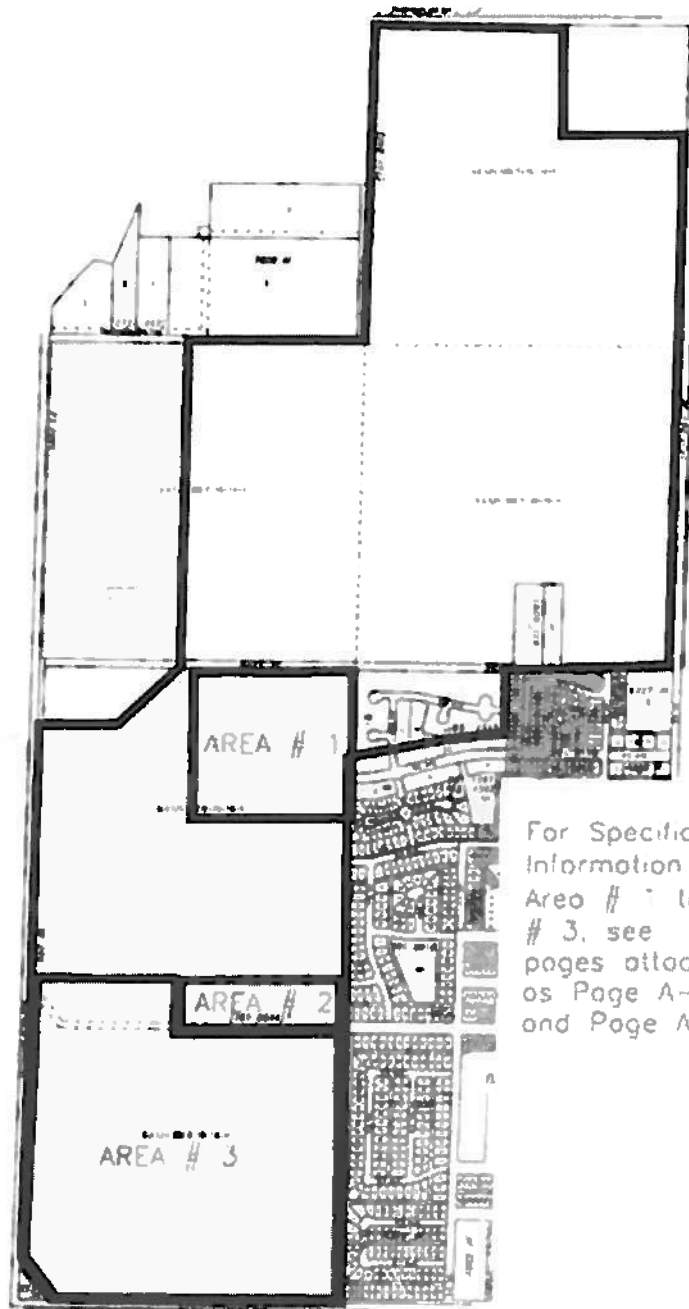
THIRDLY:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
ROAD	692 JK	0.469	1.16
CONDOMINIUM	9610876	0.536	1.324

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

**TOWN OF TABER
DEVELOPER REIMBURSEMENT BYLAW NO. 14 - 2012**

SCHEDULE "A"
Improvement Area



For Specific
Information on
Area # 1 to
3, see
pages attached
as Page A-2
and Page A-3

TOWN OF TABER
DEVELOPER REIMBURSEMENT BYLAW NO. 14 – 2012

SCHEDULE "B" TO BY-LAW # 14-2012

The following Developer Reimbursements shall be imposed, as indicated, and based upon the categories provided in Section III. Determination of Developer Reimbursement:

DEVELOPER REIMBURSEMENTS

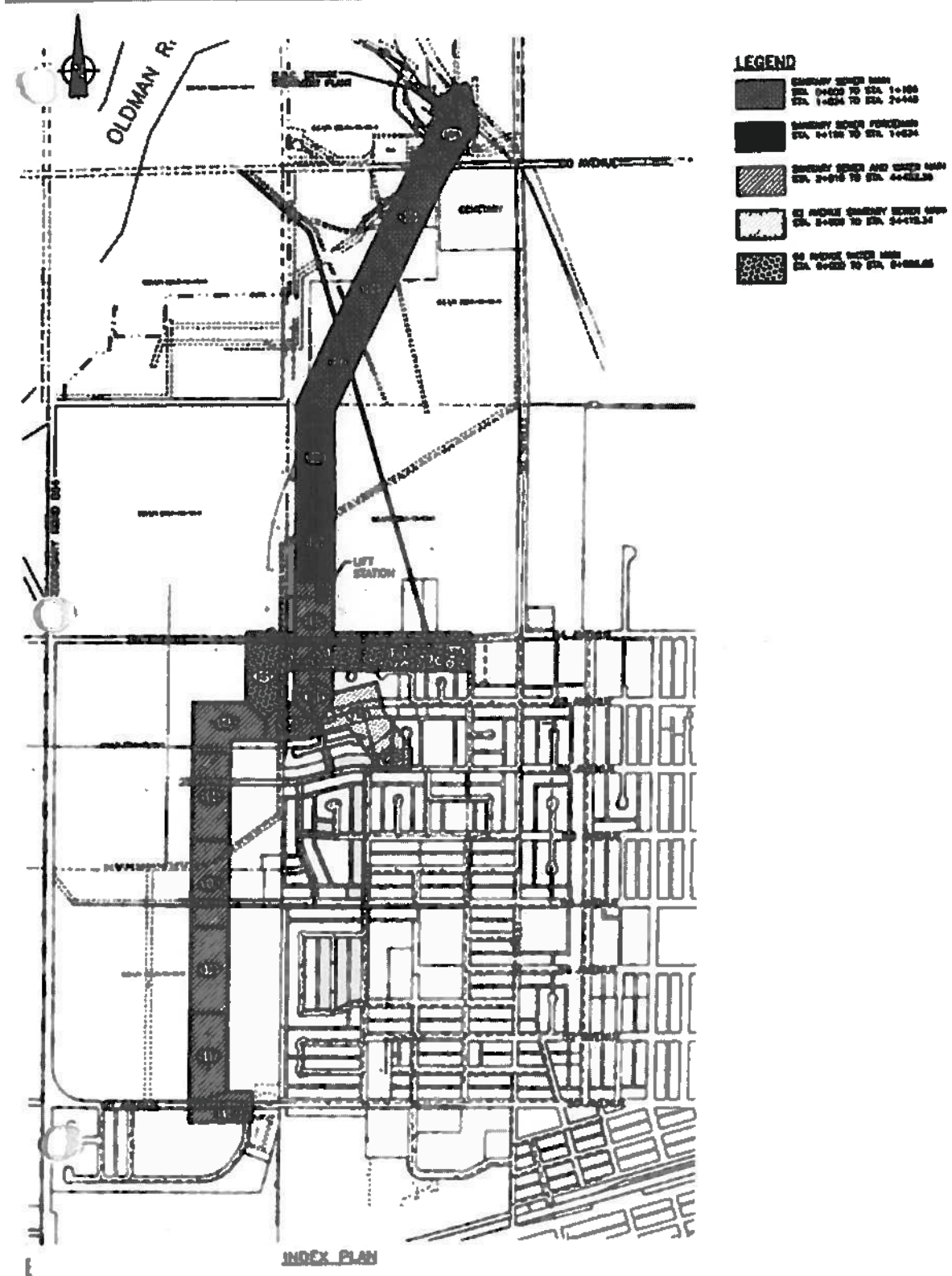
Direct Revenue Recovery from Developers for land acquisition costs:

Area #1 (on schedule "A")	\$106,592
Area #2 (on schedule "A")	Nil
Area #3 (on Schedule "A")	\$ 1,935

To be paid to the Town of Taber prior to approval of a Plan of Subdivision, based upon total possible subdivision area as determined by the Town of Taber

TOWN OF TABER
DEVELOPER REIMBURSEMENT BYLAW NO. 14 - 2012

SCHEDULE "C"





Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: Proposed Fee Bylaw 18-2015	
Recommendation:	<p>That Council gives 1st Reading to Fee Bylaw 18-2015, at this meeting.</p> <p>That Council gives 2nd Reading to Fee Bylaw 18-2015, at this meeting.</p> <p>That Council unanimously agrees to proceed to 3rd and Final Reading to Fee Bylaw 18-2015, at this meeting.</p> <p>That Council gives 3rd and Final Reading to Fee Bylaw 18-2015, at this meeting.</p>
Background:	<p>Council has previously adopted a Fee bylaw. Administration has drafted a new bylaw with fee updates related to:</p> <ul style="list-style-type: none"> Utility system fees (existing Schedule E) as per attached utility summary sheet Recreation user fees (existing Schedule A) – updated to reflect a 1.5% increase that was recommended by the Recreation Board at their November 5, 2015 meeting. See attached summary sheet. Cemetery services (Schedule G) - Have increased 1.5% based on the direction that has been from Council, which is in line property tax increase and cost of living. Other updates include the reflection of actual personnel hours based on overtime requirements, and the clarification of Return Fees based on 85% of purchase price, as opposed to 85% of current market value. Fees for Engineering & Public Works Services (Schedule D) updated pricing for signs and added sanding truck fee. Planning and development (Schedule B) has updated per attached explanation. Fees for Transfer Station – Added new schedule (Schedule I) as this was originally set by the Waste Authority.



Legislation / Authority:	MGA, Section 7(f)& (g)
Strategic Plan Alignment:	Governance – strengthen our core infrastructure and services in a fiscally responsible manner
Financial Implication:	N/A
Service Level / Staff Resource Implication:	Service levels remain the same
Justification:	To establish fees for services provided by the Town
Alternative(s):	<p>Council may choose to not adopt proposed bylaw 18-2015 and provide further direction to administration.</p> <p>Council may give first reading (only) to proposed bylaw 18-2015 and directs administration to bring the proposed bylaw back for final reading(s) at Council's December 21, 2015 meeting.</p>

Attachment(s):	Proposed 2016 Fee Bylaw Update 2015 Fee Bylaw Utility Rate Proposed 2016 Recreation Fees Planning Fee Update
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APPROVALS:	
Originated By:	Kerry Van Ham



Chief Administrative Officer (CAO) or Designate:	
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TOWN OF TABER

BYLAW NO. 18-2015

BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO ESTABLISH SERVICE FEES IN THE TOWN OF TABER.

WHEREAS the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) provides for Council to pass and enforce bylaws for municipal purposes respecting the safety, health and welfare of the people and the protection of people and property;

AND WHEREAS the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) provides for Council to pass and enforce bylaws for the municipal purposes respecting services provided by or on behalf of the municipality;

AND WHEREAS the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) provides that a Council, by bylaw, may establish fees;

AND WHEREAS Council wants to adopt a Schedule of Fees;

AND WHEREAS Council deems it expedient from time to time to revise the Schedule of Fees for municipal services;

NOW THEREFORE the Council of the Town of Taber enacts as follows:

1.0 NAME OF BYLAW

This Bylaw may be cited as the "Fee Bylaw".

2.0 INTENTION OF TOWN COUNCIL

It is the intention of the Town Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of the Town Council that if any provision of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.

3.0 RESCINDED OR AMENDED BYLAWS

Bylaw No. 18-2014 is hereby repealed in its entirety.

4.0 This Bylaw shall take effect on the day of the final passing and the signatures of the chief elected official and duly authorized designated officer thereof.

TOWN OF TABER
BYLAW NO. 18-2015

5.0 EFFECTIVE DATE

RES. _____ Read for the first time this __ day of _____, 201__.

RES. _____ Read a second time this __ day of _____, 201__.

RES. _____ Read a third time and finally passed this __ day of _____, 201__.

TOWN OF TABER

MAYOR

CHIEF ADMINISTRATIVE OFFICER (C.A.O.)

TOWN OF TABER

BYLAW NO. 18-2015

Schedule 'A'

Schedule of Fees for Recreation Services

(Fees include GST, except where exempt)

Aquafun

Adult rush	\$ 6.50
Student rush	\$ 5.50
Child rush	\$ 4.50
Senior rush	\$ 5.50
Family rush	\$ 15.25
Swim Club/hr	\$ 58.25
Full Day rental rate	\$ 1,048.75
Private rental reg.	\$ 221.00
Private rental youth	\$ 110.75
Schools/hr	\$ 64.50
Adult 5 use pass	\$ 24.25
Adult 10 use pass	\$ 48.25
Adult 3 month pass	\$ 98.00
Adult 6 month pass	\$ 181.50
Adult 1 yr pass	\$ 313.75
Student 5 use pass	\$ 19.75
Student 10 use pass	\$ 38.00
Student 3 month pass	\$ 73.00
Student 6 month pass	\$ 136.50
Student 1 yr pass	\$ 236.00
Child 5 use pass	\$ 13.50
Child 10 use pass	\$ 26.00
Child 3 month pass	\$ 49.75
Child 6 month pass	\$ 91.00
Child 1 yr pass	\$ 157.25
Senior 5 use pass	\$ 19.75
Senior 10 use pass	\$ 38.00
Senior 3 month pass	\$ 73.00
Senior 6 month pass	\$ 136.50
Senior 1 yr pass	\$ 236.25
Family 5 use pass	\$ 61.00
Family 10 use pass	\$ 121.75
Family 3 month pass	\$ 244.00
Family 6 month pass	\$ 453.75
Family 1 yr pass	\$ 783.75
Private lessons 1/2 hr	\$ 22.75
Preschool, SK 1-4	\$ 41.00

TOWN OF TABER
BYLAW NO. 18-2015

Aquafun – Cont'd

SK 5-9	\$ 49.25
SK 10	\$ 58.25
Adult Lessons	\$ 49.25
AFA/class	\$ 5.00
Bronze Medallion	\$ 143.50
Bronze Cross	\$ 154.50
National Lifeguard	\$ 301.75
Bronze Cross Recertification	\$ 27.25
National Lifeguard Recertification	\$ 63.00
AWSI	\$ 237.50
WSI	\$ 237.50
WSI Recertification	\$ 70.50
Boat Safety w text	\$ 54.25

Meeting Rooms

Non Profit rental/hr	\$ 19.50
Regular	\$ 25.50
Overtime hourly rate	\$ 32.25

Auditorium

Regular hourly rate	\$ 33.50
Day rate	\$ 514.25
Overtime hourly rate	\$ 83.75
Stage Only	\$ 19.50
Kitchen Only	\$ 33.50

Portable Sound System/day	\$ 65.50
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Parking Lots

Comm. Centre Incl electr./day	\$ 426.50
Admin. Blding incl electr./day	\$ 134.25
Admin Blding/half day	\$ 134.25

Large Ice

Youth prime time/hr	\$ 74.25
Youth non-prime time/hr	\$ 59.75
Adult prime time/hr	\$ 147.50
Adult non-prime time/hr	\$ 118.25
Local Schools/hr	\$ 27.50

TOWN OF TABER

BYLAW NO. 18-2015

<u>Small Ice</u>	Summer Ice Out/hr	\$ 45.00
	Summer Ice Out/day	\$ 424.75
	Noon Shinny	\$ 3.50

Youth/hr	\$ 39.50
Adult/hr	\$ 48.75
Local Schools/hr	\$ 19.75
Summer Ice Out/hr	\$ 32.00
Summer Ice Out/day	\$ 303.25
Public Skate	\$ 2.00

Ball Diamonds

Youth fee/day	\$ 86.00
Youth fee/league team	\$ 331.00
Rep team fee/league	\$ 331.00
Adult fee/day	\$ 171.25
Adult fee/league team	\$ 661.75
Non Resident fee/day	\$ 213.75
Non Resident fee/league team	\$ 827.50
Electricity fee/tournament	\$ 77.75

Soccer Pitches

Youth fee/team league	\$ 293.25
Adult fee/team league	\$ 488.00
Non-resident/team league	\$ 585.75
Youth/day	\$ 96.50
Adult/day	\$ 192.25
Non-resident/day	\$ 239.75

Football

Youth fee/team league	\$ 549.75
Adult fee/team league	\$ 914.25
Non-resident/team league	\$ 1,097.50
Youth/day	\$ 180.00
Adult/day	\$ 359.50
Non-resident/day	\$ 448.50

Parks

Gazebo incl electricity/day	\$ 22.75
Bleachers	\$ 56.25

TOWN OF TABER
BYLAW NO. 18-2015

Tennis Courts

Tennis key

\$	30.00
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Programs

Summer Week Programs

\$	109.25
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Summer Games

\$	15.00
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Cornfest Fun Run

\$	27.00 - 42.50
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Halloween Party - poster

\$	25.50
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RV Park

\$ 25/night for Tournament participants only
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TOWN OF TABER

BYLAW NO. 18-2015

Schedule "B"

Schedule of Fees for Planning and Development Services

(Fees include GST, where applicable)

Development Permits

Residential Dwellings

Discretionary Use/ Waivers (Development Permit Plus Discretionary Use Fee)

	Permitted Use	Discretionary Use Fee)
1 unit	\$100	\$100 Plus \$200
More than 1 Unit	\$50/unit	\$50/unit Plus \$200

Residential Other

Additions	\$50	\$50 Plus \$200
Garages, Additions	\$100	\$100 Plus \$200
Residential decks, basement development, fences (over height), pool, shed	\$50	\$50 Plus \$200

Home Occupations

Minor Home Occupations	\$50	
Major Home Occupations	\$150	

Signs

Portable	\$50	\$50 Plus \$200
Portable (Community Events)	\$0	
LED Signs	\$250	\$250 Plus \$200
Portable (6 month renewal)	\$20	
Freestanding, Fascia, Awning, and Canopy Signs	\$100	\$100 Plus \$200

Commercial, Industrial, Institutional

Change of Occupancy	\$100	\$100 Plus \$200
Development (500m ² or less)	\$200	\$200 Plus \$200
Development (501m ² to 1,999m ²)	\$350	\$350 Plus \$200
Development (2,000m ² to 4,999m ²)	\$600	\$600 Plus \$150
Development more than 5,000m ²	\$1,000	\$1,000 Plus \$200
Additions	\$150	\$150 Plus \$200

TOWN OF TABER

BYLAW NO. 18-2015

Demolitions

Demolition Permits	\$100	
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Penalties

Post Construction Waiver	N/A	\$600 Plus additional base fees
Post Construction Development Permit	2 X Development Permit Fee Plus \$150	2 X Development Permit Fee Plus \$150

Building Permits

All	\$6 per \$1000 of calculated construction value	\$6 per \$1000 of calculated construction value
Minimum Charge	\$100 Plus \$4.50 Safety Code Fee	

* Exceptions to permit value calculations such as moved-on homes and accessory buildings are calculated at \$0.25 per ft².

**The Town of Taber reserves the right to adjust the construction values provided by the applicant in order to reflect current market values.

Penalties

***Building Permit – construction prior to permit issuance	2 X Building permit fee	2 X Building permit fee
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*** Fees are doubled for any construction that proceeds prior to receipt of a building permit. Exceptions may be granted only for foundations and footings if a development permit is issued for the project and the building inspector is advised by the applicant of their intent to proceed.

TOWN OF TABER
BYLAW NO. 18-2015

Planning Services

Encroachment
Agreement Fees

Minor encroachments less than
0.5m on public lands
Major encroachment more than
0.5m on public lands

Amount
\$150
\$300

Other

RPR Compliance Certificates
Updated Compliance Certificate
(within 6 months)
Zoning Letters (faxed confirmation
only)
Caveat Removal
Special MPC Meeting fee (not a
regularly scheduled date)
Subdivision and Development
Appeal Hearings

\$150
\$75
\$20
\$75
\$500
\$350 (\$150 is refunded if appeal is upheld)

Map Sales

Civic
Zoning

\$20
\$20

Planning Application
Fees

LUB Amendments
Area Structure Plan and
Redevelopment Plan
Amendments
Municipal Development Plan
Amendments

\$1000
\$2500
\$2500

Record Search Fees

Environmental Audits, etc.

Zoning Enquiries requiring written
replies

\$75 first hour plus \$50 per additional hour
\$75 first hour plus \$50 per additional hour

TOWN OF TABER
BYLAW NO. 18-2015

Road and Lane
Closure Fee

Road and Lane Closure	\$1,000
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Servicing (Utility
Bylaw)

All sizes (temporary water service) Development Levies	\$125 (variable consult with planning department)
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Subdivision/
Condominium
Application Fees

Base Fees (refers to # of additional lots; MR and PUL blocks are not counted as lots) One lot	\$600 Plus \$250 per additional lot
Condominium Conversion Fees	\$40/unit
Developments Agreements (2 or more lots)	\$1000
Endorsements fees	\$250 per lot/unit
Subdivision Extension Fee	\$250
Subdivision and Development Appeal Hearing Fees	\$350 (\$150 is refunded if appeal is upheld)
Initial CCC/FAC Inspection *	\$2000 Plus \$300/hectare
CCC Inspection (where more than one is required)	\$250/inspection (first one free)
FAC Inspection (where more than on is required)	\$250/inspection (first one free)

*The approval and inspection fees will be calculated based on a flat rate of \$2,000 plus \$300 per hectare. This shall include the initial CCC and FAC Inspection.

TOWN OF TABER

BYLAW NO. 18-2015

Schedule "C"

Schedule of Fees for Corporate Services
(Fees include GST, where applicable)

Miscellaneous
Charges

Amount

Photocopies/Documents Preparation	\$0.25 per page
Tax Certificates	\$25.00
Tax Search, including Legal Land Description	\$10.00
Tax Search, if requested by owner of the property	N/C
FOIP Request Processing	per FOIP Regulation
NSF Fee/ Returned Cheque Fee	\$30.00

TOWN OF TABER

BYLAW NO. 18-2015

Schedule "D"

Schedule of Fees for Engineering and Public Works Services
(Plus GST except where exempt)

Equipment

**Hourly Rate
Amount**

*Sweeper	\$200.00
*170 Excavator	\$143.00
*721B Loader	\$133.00
*Hyundai Loader	\$133.00
**580 Backhoe	\$107.00
*Grader	\$151.00
*Tandem Dump Truck	\$120.00
½ Ton Truck	\$23.00
*Vacuum Truck	\$150.00
*Skid Steer	\$91.00
*Aerial Lift Truck	\$273.00
*Sanding Truck	\$175.00

***Personnel Hours are included for one (1) operator**

****The following attachments are extra**

Hydraulic Tamper	10%
Hydraulic Breaker	20%
Twister Bucket	5%

Materials

Cost Amount

Stop Sign (60 x 60)	\$50.00
Yield Sign	\$70.00
Break Away	\$50.00
Galvanized Steel Pole (10 ft)	\$50.00
Concrete (bag)	\$6.00
Fill Dirt/cubic yard	\$4.00
Cold Mix Asphalt/ Cubic Yard	\$25.00

Personnel

Fulltime, part time or casual employees	\$30.00 (per hour)
Summer Staff	\$16.00 (per hour)
Overtime Rates	2 x hourly rate

TOWN OF TABER

BYLAW NO. 18-2015

Schedule "E"

Schedule of Fees for Utilities

(Fees are GST exempt, except where applicable)

Effective January 1, 2016

Water Rates

Residential

Flat Fee	\$25.55/month
Meter Rate	\$1.06/m ³

Multi-unit Structure

Flat Fee	\$25.55/month for first unit
Flat Fee	\$12.78/month each additional unit
Meter Rate	\$1.06/m ³

Commercial, Industrial, Institutional

Flat Fee	\$27.11/month
Meter Rate	\$1.02/m ³

Multi-Unit Structure

Flat Fee	\$27.11/month for first unit
Flat Fee	\$13.56/month each additional unit
Meter Rate	\$1.02/m ³

Non-Resident

Flat Fee	\$25.55/month
Meter Rate	\$1.79/m ³

Village of Barnwell

Meter Rate	\$463.43 per 4,500/m ³
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Fire Protection Services

10" diameter
12" diameter

Flat Fee	\$30.06/month
Flat Fee	\$43.98/month

Bulk Water

	\$3.15/m ³
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Utility Deposit

	\$150.00
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Turn On Fee

Working Hours	\$75.00
After Working Hours	\$150.00

Transfer to Taxes Fee

	\$20.00
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Temporary Water Service

	\$125.00
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TOWN OF TABER

BYLAW NO. 18-2015

Construction Deposit

As per policy #68C08/21/00

Water Meters (GST included)

5/8" Meter	\$465.51
3/4" Meter	\$516.33
1" Meter	\$668.54
1½" Meter	\$1,060.77
2" Meter (only)	\$1,254.85

Oversized Meters (Section 5.13b)

¾" to 1" Upgrade	\$152.21
¾" to 1½" Upgrade	\$544.43
¾" to 2" Upgrade	\$738.52

Seasonal Lawn Irrigation Meter

Residential

Meter Rate	\$1.06/m ³
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Commercial, Industrial, Institutional

Meter Rate	\$1.02/m ³
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Water Meter Testing Cost

Cost to be determined from the Town's third-party testing agency upon request. Meter testing rates are likely to vary over time and also be dependent on meter size & freight costs.

Collection of Rates

The rates shall be due and payable when rendered and a penalty of 2% will be charged on all current amounts greater than five dollars (\$5.00), which are not paid by the due date.

TOWN OF TABER

BYLAW NO. 18-2015

Sanitary Sewer Rates

Residential

Flat Fee	\$27.36/month
*Meter Rate	\$0.90/m ³

Multi-unit Structure

Flat Fee	\$27.36/month for first unit
Flat Fee	\$13.68/month each additional unit
*Meter Rate	\$0.90/m ³

Commercial, Industrial, Institutional

Flat Fee	\$30.80/month
*Meter Rate	\$0.71/m ³

Multi-Unit Structure

Flat Fee	\$31.72/month for first unit
Flat Fee	\$15.86/month each additional unit
*Meter Rate	\$0.76/m ³

Property Specific Industrial Sewer Rates

Lots 2 and 3, Block 1
Plan 4343JK

Flat Fee	\$31.72/month
*Meter Rate	\$1.03/m ³

For the above specified properties, the Town shall charge the Property Specific rate rather than the standard Commercial, Industrial, Institutional rate once the C.A.O. becomes aware of a significant decrease in water flows to those properties resulting from planned water conservation initiatives by the property owner.

Non-Resident

Flat Fee	\$27.36/month
*Meter Rate	\$1.35/m ³

**Based on the metered water consumption*

TOWN OF TABER

BYLAW NO. 18-2015

Residential Summer Sewer Charges

For the months of May to September, annually, summer sewer charges will be calculated using the customer's utility account average of sewer charges, comprised of the flat fee and meter rate for the months of October through December of the previous year and January through April of the current year.

The Customer account must be continuously active for all seven (7) months, October through April to qualify. If there is insufficient account history, the summer sewer charges will be based on the flat fee and actual metered water consumption for each month.

The summer sewer rate is applied to the following residential code: *SR1 – Residential as defined in the Town of Taber Utility Bylaw.

Collection of Rates

The rates shall be due and payable when rendered and a penalty of 2% will be charged on all current amounts greater than five dollars (\$5.00), which are not paid by the due date.

TOWN OF TABER
BYLAW NO. 18-2015

Garbage

Residential

Garbage

Flat Fee

\$20.62/month

- Includes use of one bin, payable by each utility customer, even if bin use is shared by other utility customers.

Commercial, Industrial, Institutional

Flat Fee

\$20.62 per
bin/month

Pick-up Fee

\$46.60 per
bin/month
(all bins will be picked up twice weekly)

- Includes use of one bin, payable by each utility customer, even if bin use is shared by other utility customers.
- Additional bin(s) fee will be applied in addition to and at same rate as first bin.

Recycling

Residential

Flat Fee

\$3.78/month

Commercial

Flat Rate

\$23.13/month

Collection of Rates

The rates shall be due and payable when rendered and a penalty of 2% will be charged on all current amounts greater than five dollars (\$5.00), which are not paid by the due date.

TOWN OF TABER

BYLAW NO. 18-2015

Storm Sewer Rates

Residential

*Flat Fee	\$9.84/month
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Commercial,
Industrial, Institutional

*Flat Fee	\$11.37/month
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Collection of Rates

The rates shall be due and payable when rendered and a penalty of 2% will be charged on all current amounts greater than five dollars (\$5.00), which are not paid by the due date.

*Seasonal lawn irrigation meters, and sewer exemption meters are exempt from storm sewer rates.

TOWN OF TABER

BYLAW NO. 18-2015

Schedule 'F'

Wastewater Overstrength Surcharges
(Fees GST exempt)

In addition to those sewerage service charges assessed pursuant to **Schedule 'E'**, all consumers shall be liable to pay to the Town a surcharge when in excess of the following surcharge limits:

- a) The surge limits shall be:
 - (1) One thousand (1000) milligrams per litre of non-filterable residue.
 - (2) One thousand (1000) milligrams per litre of biochemical oxygen demand (BOD).
 - (3) Three hundred (300) milligrams per litre of grease.
 - (4) Two thousand (2000) milligrams per litre of chemical oxygen demand (BOD).
 - (5) Fifty (50) milligrams per litre of hydrocarbon of petroleum origin.
 - (6) One hundred (100) milligrams per litre of total Kjeldah nitrogen (TKN)
 - (7) Twenty-five (25) milligrams per litre of total phosphorus.
- b) In determining sewage characteristics for surcharge purposes, samples shall be of at least one hour's accumulation when received in the automatic samplers, or of a composite of four separate grab samples collected within a one hour period where functional automatic samplers exist.
- c) Where a sewage sample characteristic of either BOD, suspended solids or grease is in excess of the surcharge limits as set forth in 503 (m), and the samples were collected according to Schedule 'E', Section 4 (Sanitary Sewer Rates) item b, the consumer discharging such sewage shall pay to the Town an accumulated surcharge at the end of each month.
- d) Only one surcharge limit violation shall be charged within any one twenty-four (24) hour period between the hours of 10:00 am to 10:00 am.
- e) Only one of the sewage sample characteristics of BOD, suspended solids or grease needs to be in excess of the surcharge limits to cause the levying of the surcharge. The surcharge will be same if one, two, or three of BOD, suspended solids and grease is in excess of the surcharge limit.
- f) All new industrial consumers and any new commercial consumers so designated by the CAO, locating in the Town will conform to the surcharge limits as outlined in this Schedule and shall be subject to the surcharge as described in this Schedule.
 - (1) For every kilogram of BOD beyond the limit outlined in this Schedule, a charge of 20 cents per kg.
 - (2) For every kilogram of COD beyond the limits outlined in this Schedule, 20 cents per kg.
 - (3) For every kilogram of non-filterable residue beyond the limits outlined in this Schedule, a charge of 10 cents per kg.
 - (4) For every kilogram of oil and grease beyond the limits outlined in this Schedule, a charge of 10 cents per kg.
 - (5) For every kilogram of hydrocarbon beyond the limits outlined in this Schedule, a charge of 10 cents per kg.

TOWN OF TABER

BYLAW NO. 18-2015

- (6) For every kilogram of TKN beyond the limits outlined in this Schedule, a charge of 10 cents per kg.
- (7) For every kilogram of Phosphorus beyond the limits outlined in this Schedule, a charge of 10 cents per kg.

The foregoing weight in kilograms is calculated on the following basis for each component:

$$\frac{(C_m - C_a) \times \text{Vol.}}{10^3}$$

Where: C_m = concentration of the component tested in mg/L

TOWN OF TABER

BYLAW NO. 18-2015

Schedule "G"

Schedule of Fees for Cemetery Services

(Fees include GST, where applicable)

Cemetery

Grave Site Including Perpetual Care	\$ 720.00
Perpetual Care - On Previously Sold Graves	\$ 320.00
Perpetual Care - Columbarium	\$ 215.00
Open/Close - Traditional Burial	\$ 545.00
Open/Close - Burial of Cremated Remains	\$ 215.00
Open/Close - Non-Regular Day Traditional Burial (*Personnel hours are included for two (2) operators and for two (2) hours of overtime rates)	\$ 970.00
Open/Close - Non-Regular Day Burial Cremated Remains (*Personnel hours are included for two (2) operators and for one (1) hour of overtime rates)	\$ 535.00
Disinter - Traditional Burial	\$ 640.00
Disinter - Cremated Remains	\$ 215.00
Transfer of Burial Rights	\$ 65.00
Late Burial Notice	\$ 195.00

GST Exempt Fees

Monument Permits	\$ 27.00
AISH Allowable Expenses – Grave Site @ 50%	\$ 360.00
AISH Allowable Expenses – Open & Close Regular Day	\$ 545.00
Alberta Works Allowable Expenses – Full Price for Cremating Gravesite	\$ 686.00

TOWN OF TABER
BYLAW NO. 18-2015

Return Fees

Purchaser must sell grave directly back to the Town of Taber.

A full refund of purchase price shall be given up to and including 30 days after purchase.

After 31 days, 85% of purchase price shall be refunded.

\$	Full Refund
\$	85% of Purchase Price

Personnel

Full Time, Part Time or Casual Employees

Summer Staff

Overtime Rates

\$30.00 (Per Hour)
\$16.00 (Per Hour)
2X Hourly Rate

TOWN OF TABER

BYLAW NO. 18-2015

Schedule 'H'

Schedule of Fees for Police Services
 (Fees include GST, except where exempt)

Police Services

Accident Form	\$ 25.00
Fingerprinting	\$ 50.00
Security Clearance	\$ 50.00
Traffic Escorts (hourly car & officer) (First hour or any portion)	\$ 60.00
Photographs (Admin fee)	\$ 20.00
Each Photo	\$ 3.00
Video reproduction	\$ 100.00
MVA reconstruction report	\$ 1,500.00
False Alarm Response	\$ 50.00
Standby – Event Security (per hour officer & car) Applies to security for profit events, concerts, sports, etc.	\$ 80.00
Mental Health – Patient Escort (first 3 hours – standby rate thereafter) Commences at time of detention under Section 10 of the <i>Mental Health Act</i>	\$ 250.00

TOWN OF TABER

BYLAW NO. 18-2015

Schedule "I"

Schedule of Fees for Transfer Station

(Fees include GST, where applicable)

<u>Waste</u>	Rate/tonne (unless otherwise specified)
Mixed Solid Waste (1)	\$ 125.00
Untreated/ Unpainted Wood (2)	\$ 50.00
Compostable Materials (3)	\$ 0.00
Asphalt and Concrete (4)	\$ 50.00
Scrap Metal and White Goods (5)	\$ 0.00
Minimum Charge	\$ 0.00
Construction and Demolition Debris(6) **	\$ 125.00

(1) Residential, commercial, institutional mixed waste (Including Asphalt/Wooden Shingles)

(2) Wood, tree stumps & branches over 4" diameter

(3) Grass cuttings, Leaves & tree branches up to 4" diameter

(4) Asphalt and concrete free of dirt or debris

(5) Scrap metal, large appliances (ex. Washer, dryer, stove)

(6) Insulation, drywall, renovation materials (i.e. tiles, electrical materials, doors, windows, partitions, ceiling tiles, carpeting, plumbing fixtures), non-recyclable concrete, soil mixed with waste

** A Demolition Permit is required (An Environmental report is necessary to obtain this permit) which can be obtained from the Planning Department at the Administration Office.

** Any materials disposed of through the Transfer Station categories will also be subject to the appropriate rate(s).

All waste materials hauled to the Transfer Station must be sorted by the customer prior to arriving at the Scale, and unloaded to the appropriate waste disposal area (i.e. dry waste cell, burn pit, metals, compostable, tipping building, asphalt, concrete, etc.) as directed by the Transfer Station operators.

TOWN OF TABER

BYLAW NO. 18-2014

BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO ESTABLISH SERVICE FEES IN THE TOWN OF TABER.

WHEREAS the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) provides for Council to pass and enforce bylaws for municipal purposes respecting the safety, health and welfare of the people and the protection of people and property;

AND WHEREAS the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) provides for Council to pass and enforce bylaws for the municipal purposes respecting services provided by or on behalf of the municipality;

AND WHEREAS the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) provides that a Council, by bylaw, may establish fees;

AND WHEREAS Council wants to adopt a Schedule of Fees;

AND WHEREAS Council deems it expedient from time to time to revise the Schedule of Fees for municipal services;

NOW THEREFORE the Council of the Town of Taber enacts as follows:

1.0 NAME OF BYLAW

This Bylaw may be cited as the "Fee Bylaw".

2.0 INTENTION OF TOWN COUNCIL

It is the intention of the Town Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of the Town Council that if any provision of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.

3.0 RESCINDED OR AMENDED BYLAWS

Bylaw No. 12-2014 is hereby repealed in its entirety.

4.0 This Bylaw shall take effect on the day of the final passing and the signatures of the chief elected official and duly authorized designated officer thereof.

Handwritten initials

TOWN OF TABER

BYLAW NO. 18-2014


5.0 EFFECTIVE DATE

RES. 583/14 Read a first time this 15th day of December, 2014.

RES. 584/14 Read a second time this 15th day of December, 2014.

RES. 7/15 Read a third time and finally passed this 12th day of January, 2015.

TOWN OF TABER



MAYOR



CHIEF ADMINISTRATIVE OFFICER (C.A.O.)



TOWN OF TABER

BYLAW NO. 18-2014

Schedule 'A'

Schedule of Fees for Recreation Services
(Fees include GST, except where exempt)

Aquafun

Adult rush	\$ 6.25
Student rush	\$ 5.25
Child rush	\$ 4.25
Senior rush	\$ 5.25
Family rush	\$ 15.00
Swim Club/hr	\$ 57.25
Full Day rental rate	\$ 1,033.25
Private rental reg.	\$ 217.50
Private rental youth	\$ 109.00
Schools/hr	\$ 63.50
Adult 5 use pass	\$ 23.75
Adult 10 use pass	\$ 47.50
Adult 3 month pass	\$ 96.50
Adult 6 month pass	\$ 178.75
Adult 1 yr pass	\$ 309.00
Student 5 use pass	\$ 19.25
Student 10 use pass	\$ 37.25
Student 3 month pass	\$ 71.75
Student 6 month pass	\$ 134.25
Student 1 yr pass	\$ 232.50
Child 5 use pass	\$ 13.25
Child 10 use pass	\$ 25.50
Child 3 month pass	\$ 49.00
Child 6 month pass	\$ 89.50
Child 1 yr pass	\$ 154.75
Senior 5 use pass	\$ 19.25
Senior 10 use pass	\$ 37.25
Senior 3 month pass	\$ 71.75
Senior 6 month pass	\$ 134.25
Senior 1 yr pass	\$ 232.75
Family 5 use pass	\$ 60.00
Family 10 use pass	\$ 119.75
Family 3 month pass	\$ 240.25
Family 6 month pass	\$ 447.00
Family 1 yr pass	\$ 772.00
Private lessons 1/2 hr	\$ 22.25
Preschool, SK 1-4	\$ 40.25

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TOWN OF TABER
BYLAW NO. 18-2014

Aquafun – Cont'd

SK 5-9	\$ 48.50
SK 10	\$ 57.25
Adult Lessons	\$ 48.50
AFA/class	\$ 4.75
Bronze Medallion	\$ 141.25
Bronze Cross	\$ 152.00
National Lifeguard	\$ 297.25
Bronze Cross Recertification	\$ 26.75
National Lifeguard Recertification	\$ 62.00
AWSI	\$ 233.75
WSI	\$ 233.75
WSI Recertification	\$ 69.25
Boat Safety w text	\$ 53.25

Meeting Rooms

Non Profit rental/hr	\$ 19.00
Regular	\$ 25.00
Overtime hourly rate	\$ 31.75

Auditorium

Regular hourly rate	\$ 33.00
Day rate	\$ 506.50
Overtime hourly rate	\$ 82.50
Stage Only	\$ 19.00
Kitchen Only	\$ 33.00
Portable Sound System/day	\$ 64.50

Parking Lots

Comm. Centre Incl electr./day	\$ 420.00
Admin. Blding incl electr./day	\$ 132.25
Admin Blding/half day	\$ 132.25

Large Ice

Youth prime time/hr	\$ 73.00
Youth non-prime time/hr	\$ 58.75
Adult prime time/hr	\$ 145.25
Adult non-prime time/hr	\$ 116.50
Local Schools/hr	\$ 27.00

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TOWN OF TABER

BYLAW NO. 18-2014

Small Ice

Summer Ice Out/hr	\$ 44.25
Summer Ice Out/day	\$ 418.25
Noon Shinny	\$ 3.25
Youth/hr	\$ 38.75
Adult/hr	\$ 48.00
Local Schools/hr	\$ 19.25
Summer Ice Out/hr	\$ 31.50
Summer Ice Out/day	\$ 298.75
Public Skate	\$ 2.00

Ball Diamonds

Youth fee/day	\$ 84.50
Youth fee/league team	\$ 326.00
Rep team fee/league	\$ 326.00
Adult fee/day	\$ 168.50
Adult fee/league team	\$ 651.75
Non Resident fee/day	\$ 210.50
Non Resident fee/league team	\$ 815.25
Electricity fee/tournament	\$ 76.50

Soccer Pitches

Youth fee/team league	\$ 288.75
Adult fee/team league	\$ 480.75
Non-resident/team league	\$ 577.00
Youth/day	\$ 95.00
Adult/day	\$ 189.25
Non-resident/day	\$ 236.00

Football

Youth fee/team league	\$ 541.50
Adult fee/team league	\$ 900.50
Non-resident/team league	\$ 1,081.25
Youth/day	\$ 177.25
Adult/day	\$ 354.00
Non-resident/day	\$ 441.75

Parks

Gazebo incl electricity/day	\$ 22.25
Bleachers	\$ 55.25

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TOWN OF TABER
BYLAW NO. 18-2014

Tennis Courts

Tennis key

\$	29.50
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Programs

Summer Week Programs

\$	107.64
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Summer Games

\$	15.00
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Cornfest Fun Run

\$	27.00 - 42.50
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Halloween Party - poster

\$	25.00
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RV Park

\$ 25/night for Tournament participants only
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TOWN OF TABER

BYLAW NO. 18-2014

Schedule "B"

Schedule of Fees for Planning and Development Services
(Fees include GST, where applicable)

Development Permits

Residential Dwellings

Discretionary Use (Development Permit Plus Discretionary Use Fee)

	Permitted Use	Discretionary Use Fee
2 units or less	\$60/unit	\$60/unit Plus \$150
3 – 10 units	\$150	\$150 Plus \$150
11 – 20 unit	\$300	\$300 Plus \$150
Over 20 units	\$500	\$500 Plus \$150

Residential Other

Garages, Additions	\$60	\$60 Plus \$150
Sheds (over 100m ²), Decks	\$30	\$30 Plus \$150
Fences (over 2m in height)	N/A	\$100

Home Occupations

Home Occupations	N/A	\$150
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Signs

Portable	\$60	
Permanent	\$60	

Commercial, Industrial, Institutional

Change of Occupancy	\$60	\$60 Plus \$150
Additions and new development (1000m ² and over)	\$500	\$500 Plus \$150
Additions and new development (501m ² to 999m ²)	\$300	\$300 Plus \$150
Additions and new development (less than 500m ²)	\$150	\$150 Plus \$150

Penalties

Post Construction Waiver	N/A	\$600
Post Construction Development Permit	2 X Development Permit Fee	2 X Development Permit Fee Plus \$150
Temporary Portable Sign	2X \$60	

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TOWN OF TABER

BYLAW NO. 18-2014

Building Permits All

\$6 per \$1000 of calculated construction value	\$6 per \$1000 of calculated construction value
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***Exceptions to permit value calculations such as moved-on homes and accessory buildings are calculated at 25 cents per ft².**

**** The Town of Taber reserves the right to adjust the construction values provided by the applicant in order to reflect current market values.**

Penalties

***Building Permit – construction
prior to permit issuance

2 X Building permit fee	2 X Building permit fee
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***** Fees are doubled for any construction that proceeds prior to receipt of a building permit. Exceptions may be granted only for foundations and footings if a development permit is issued for the project and the building inspector is advised by the applicant of their intent to proceed.**

TOWN OF TABER

BYLAW NO. 18-2014

Planning Services

Encroachment Agreement Fees

-minor encroachments less than 0.5m on public lands
 -major encroachment more than 0.5m on public lands

Amount
\$50
Minimum \$100 or 1.5 x assessed value of lands

Other

RPR Compliance Certificates
 Zoning Letters (faxed confirmation only)
 Caveat Removal
 Special MPC Meeting fee (not a regularly scheduled date)
 Subdivision and Development Appeal Hearings

\$125
\$25
\$75
\$500
\$350 (\$150 is refundable if appeal is upheld)

Map Sales

Civic
 Zoning

\$15
\$10

Planning Application Fees

LUB Amendments
 Area Structure Plan and Redevelopment Plan Amendments
 Municipal Development Plan Amendments

\$600
\$2500
\$2500

Record Search Fees

Environmental Audits, etc.
 Zoning Enquiries requiring written replies

\$75 first hour plus \$50 per additional hour
\$75 first hour plus \$50 per additional hour

Road and Lane Closure Fee

Road and Lane Closure

\$600

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TOWN OF TABER
BYLAW NO. 18-2014

Servicing (Utility Bylaw)

All sizes (temporary water service)
Development Levies

\$125 (variable consult with planning department)
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Subdivision/Condominium Application Fees

Base Fees (refers to # of additional lots; MR and PUL blocks are not counted as lots)
One lot

\$500 Plus \$200 per additional lot

2-5 lots

\$750 Plus \$200 per additional lot

6-10

\$1000 Plus \$200 per additional lot

11-20

\$1500 Plus \$200 per additional lot

21 or more

\$2000 Plus \$200 per additional lot

Developments Agreements (2 or more lots)
Endorsements fees

\$1000

Subdivision Extension Fee
Subdivision and Development Appeal Hearing Fees
CCC Inspection (where more than one is required)
FAC Inspection (where more than one is required)

\$250 Plus \$150 per lot or unit

\$250

\$350 (\$150 refunded)

\$250/inspection (first one free)

\$250/inspection (first one free)

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TOWN OF TABER

BYLAW NO. 18-2014

Schedule "C"

Schedule of Fees for Corporate Services
(Fees include GST, where applicable)

Miscellaneous
Charges

Amount

Photocopies/Documents Preparation	\$0.25 per page
Tax Certificates	\$25.00
Tax Search, including Legal Land Description	\$10.00
Tax Search, if requested by owner of the property	N/C
FOIP Request Processing	per FOIP Regulation
NSF Fee/ Returned Cheque Fee	\$30.00

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TOWN OF TABER

BYLAW NO. 18-2014

Schedule "D"

**Schedule of Fees for Engineering and Public Works Services
(Plus GST except where exempt)**

Equipment

**Hourly Rate
Amount**

*Sweeper	\$200.00
*170 Excavator	\$143.00
*721B Loader	\$133.00
*Hyundai Loader	\$133.00
**580 Backhoe	\$107.00
*Grader	\$151.00
*Tandem Dump Truck	\$120.00
½ Ton Truck	\$23.00
*Vacuum Truck	\$150.00
*Skid Steer	\$91.00
*Aerial Lift Truck	\$273.00

***Personnel Hours are included for one (1) operator**

****The following attachments are extra**

Hydraulic Tamper	10%
Hydraulic Breaker	20%
Twister Bucket	5%

Materials

Cost Amount

Stop Sign (60 x 60)	\$65.16
Yield Sign	\$46.35
Break Away	\$41.30
Galvanized Steel Pole (10 ft)	\$46.60
Concrete (bag)	\$5.99
Fill Dirt/cubic yard	\$4.00

Personnel

Fulltime, part time or casual employees	\$30.00 (per hour)
Summer Staff	\$14.00 (per hour)

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TOWN OF TABER

BYLAW NO. 18-2014

Schedule "E"

Schedule of Fees for Utilities

(Fees are GST exempt, except where applicable)

Effective February 1, 2015

Water Rates

Residential

Flat Fee	\$25.55/month
Meter Rate	\$1.06/m ³

Multi-unit Structure

Flat Fee	\$25.55/month for first unit
Flat Fee	\$12.78/month each additional unit
Meter Rate	\$1.06/m ³

Commercial, Industrial, Institutional

Flat Fee	\$27.11/month
Meter Rate	\$1.02/m ³

Multi-Unit Structure

Flat Fee	\$27.11/month for first unit
Flat Fee	\$13.56/month each additional unit
Meter Rate	\$1.02/m ³

Non-Resident

Flat Fee	\$25.55/month
Meter Rate	\$1.79/m ³

Village of Barnwell

Meter Rate	\$463.43 per 4,500/m ³
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Fire Protection Services

10" diameter
12" diameter

Flat Fee	\$30.06/month
Flat Fee	\$43.98/month

Bulk Water

	\$3.10/m ³
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Utility Deposit

	\$150.00
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Turn On Fee

Working Hours	\$75.00
After Working Hours	\$150.00

Transfer to Taxes Fee

	\$20.00
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Temporary Water Service

	\$125.00
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TOWN OF TABER

BYLAW NO. 18-2014

Construction Deposit

As per policy #68C08/21/00

Water Meters (GST included)

5/8" Meter	\$444.35
3/4" Meter	\$492.86
1" Meter	\$607.76
1 1/2" Meter	\$964.33
2" Meter (only)	\$1140.77

Oversized Meters (Section 5.13b)

3/4" to 1" Upgrade	\$138.36
3/4" to 1 1/2" Upgrade	\$494.93
3/4" to 2" Upgrade	\$671.38

Seasonal Lawn Irrigation Meter

Residential

Meter Rate	\$1.06/m ³
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Commercial, Industrial, Institutional

Meter Rate	\$1.02/m ³
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Water Meter Testing Cost

Cost to be determined from the Town's third-party testing agency upon request. Meter testing rates are likely to vary over time and also be dependent on meter size & freight costs.

Collection of Rates

The rates shall be due and payable when rendered and a penalty of 2% will be charged on all current amounts greater than five dollars (\$5.00), which are not paid by the due date.

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TOWN OF TABER

BYLAW NO. 18-2014

Sanitary Sewer Rates

Residential

Flat Fee	\$27.36/month
*Meter Rate	\$0.79/m ³

Multi-unit Structure

Flat Fee	\$27.36/month for first unit
Flat Fee	\$13.68/month each additional unit
*Meter Rate	\$0.79/m ³

Commercial, Industrial, Institutional

Flat Fee	\$30.80/month
*Meter Rate	\$0.71/m ³

Multi-Unit Structure

Flat Fee	\$30.80/month for first unit
Flat Fee	\$15.40/month each additional unit
*Meter Rate	\$0.71/m ³

Property Specific Industrial Sewer Rates

Lots 2 and 3, Block 1
Plan 4343JK

Flat Fee	\$30.80/month
*Meter Rate	\$1.03/m ³

For the above specified properties, the Town shall charge the Property Specific rate rather than the standard Commercial, Industrial, Institutional rate once the C.A.O. becomes aware of a significant decrease in water flows to those properties resulting from planned water conservation initiatives by the property owner.

Non-Resident

Flat Fee	\$27.36/month
*Meter Rate	\$1.35/m ³

**Based on the metered water consumption*

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TOWN OF TABER

BYLAW NO. 18-2014

Residential Summer Sewer Charges

For the months of May to September, annually, summer sewer charges will be calculated using the customer's utility account average of sewer charges, comprised of the flat fee and meter rate for the months of October through December of the previous year and January through April of the current year.

The Customer account must be continuously active for all seven (7) months, October through April to qualify. If there is insufficient account history, the summer sewer charges will be based on the flat fee and actual metered water consumption for each month.

The summer sewer rate is applied to the following residential code: *SR1 – Residential as defined in the Town of Taber Utility Bylaw.

Collection of Rates

The rates shall be due and payable when rendered and a penalty of 2% will be charged on all current amounts greater than five dollars (\$5.00), which are not paid by the due date.

TOWN OF TABER
BYLAW NO. 18-2014

Garbage

Residential

Garbage

Flat Fee

\$20.32/month

- Includes use of one bin, payable by each utility customer, even if bin use is shared by other utility customers.

Commercial, Industrial, Institutional

Flat Fee

\$20.32 per
bin/month

Pick-up Fee

\$45.91 per
bin/month
(all bins will be picked up twice weekly)

- Includes use of one bin, payable by each utility customer, even if bin use is shared by other utility customers.
- Additional bin(s) fee will be applied in addition to and at same rate as first bin.

Recycling

Residential

Flat Fee

\$2.94/month

Commercial

Flat Rate

\$18.20/month

Collection of Rates

The rates shall be due and payable when rendered and a penalty of 2% will be charged on all current amounts greater than five dollars (\$5.00), which are not paid by the due date.

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TOWN OF TABER

BYLAW NO. 18-2014

Storm Sewer Rates

Residential

*Flat Fee	\$9.55/month
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Commercial,
Industrial, Institutional

*Flat Fee	\$10.27/month
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Collection of Rates

The rates shall be due and payable when rendered and a penalty of 2% will be charged on all current amounts greater than five dollars (\$5.00), which are not paid by the due date.

*Seasonal lawn irrigation meters, and sewer exemption meters are exempt from storm sewer rates.

TOWN OF TABER

BYLAW NO. 18-2014

Schedule 'F'

Wastewater Overstrength Surcharges
(Fees GST exempt)

In addition to those sewerage service charges assessed pursuant to **Schedule 'E'**, all consumers shall be liable to pay to the Town a surcharge when in excess of the following surcharge limits:

- a) The surge limits shall be:
- (1) One thousand (1000) milligrams per litre of non-filterable residue.
 - (2) One thousand (1000) milligrams per litre of biochemical oxygen demand (BOD).
 - (3) Three hundred (300) milligrams per litre of grease.
 - (4) Two thousand (2000) milligrams per litre of chemical oxygen demand (BOD).
 - (5) Fifty (50) milligrams per litre of hydrocarbon of petroleum origin.
 - (6) One hundred (100) milligrams per litre of total Kjeldah nitrogen (TKN)
 - (7) Twenty-five (25) milligrams per litre of total phosphorus.
- b) In determining sewage characteristics for surcharge purposes, samples shall be of at least one hour's accumulation when received in the automatic samplers, or of a composite of four separate grab samples collected within a one hour period where functional automatic samplers exit.
- c) Where a sewage sample characteristic of either BOD, suspended solids or grease is in excess of the surcharge limits as set forth in 503 (m), and the samples were collected according to Schedule 'E', Section 4 (Sanitary Sewer Rates) item b, the consumer discharging such sewage shall pay to the Town an accumulated surcharge at the end of each month.
- d) Only one surcharge limit violation shall be charged within any one twenty-four (24) hour period between the hours of 10:00 am to 10:00 am.
- e) Only one of the sewage sample characteristics of BOD, suspended solids or grease needs to be in excess of the surcharge limits to cause the levying of the surcharge. The surcharge will be same if one, two, or three of BOD, suspended solids and grease is in excess of the surcharge limit.
- f) All new industrial consumers and any new commercial consumers so designated by the CAO, locating in the Town will conform to the surcharge limits as outlined in this Schedule and shall be subject to the surcharge as described in this Schedule.
- (1) For every kilogram of BOD beyond the limit outlined in this Schedule, a charge of 20 cents per kg.
 - (2) For every kilogram of COD beyond the limits outlined in this Schedule, 20 cents per kg.
 - (3) For every kilogram of non-filterable residue beyond the limits outlined in this Schedule, a charge of 10 cents per kg.
 - (4) For every kilogram of oil and grease beyond the limits outlined in this Schedule, a charge of 10 cents per kg.

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- (5) For every kilogram of hydrocarbon beyond the limits outlined in this Schedule, a charge of 10 cents per kg.
- (6) For every kilogram of TKN beyond the limits outlined in this Schedule, a charge of 10 cents per kg.
- (7) For every kilogram of Phosphorus beyond the limits outlined in this Schedule, a charge of 10 cents per kg.

The foregoing weight in kilograms is calculated on the following basis for each component:

$$\frac{(C_m - C_a) \times \text{Vol.}}{10^3}$$

Where: C_m = concentration of the component tested in mg/L

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TOWN OF TABER

BYLAW NO. 18-2014

Schedule "G"

Schedule of Fees for Cemetery Services
(Fees include GST, where applicable)

Cemetery

Grave Site Including Perpetual Care	\$ 710.00
Perpetual Care - On Previously Sold Graves	\$ 315.00
Perpetual Care - Columbarium	\$ 210.00
Open/Close - Traditional Burial	\$ 535.00
Open/Close - Burial of Cremated Remains	\$ 210.00
Open/Close - Non-Regular Day Traditional Burial	\$ 840.00
Open/Close - Non-Regular Day Burial Cremated Remains	\$ 525.00
Disinter - Traditional Burial	\$ 630.00
Disinter - Cremated Remains	\$ 210.00
Transfer of Burial Rights	\$ 65.00
Late Burial Notice	\$ 190.00

GST Exempt Fees

Monument Permits	\$ 26.00
AISH Allowable Expenses – Grave Site @ 50%	\$ 355.00
AISH Allowable Expenses – Open & Close Regular Day	\$ 535.00

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TOWN OF TABER

BYLAW NO. 18-2014

Schedule 'H'

Schedule of Fees for Police Services
(Fees include GST, except where exempt)

Police Services

Accident Form	\$ 25.00
Fingerprinting	\$ 50.00
Security Clearance	\$ 50.00
Traffic Escorts (hourly car & officer) (First hour or any portion)	\$ 60.00
Photographs (Admin fee)	\$ 20.00
Each Photo	\$ 3.00
Video reproduction	\$ 100.00
MVA reconstruction report	\$ 1,500.00
False Alarm Response	\$ 50.00
Standby – Event Security (per hour officer & car) Applies to security for profit events, concerts, sports, etc.	\$ 80.00
Mental Health – Patient Escort (first 3 hours – standby rate thereafter) Commences at time of detention under Section 10 of the <i>Mental Health Act</i>	\$ 250.00



Town of Taber
Proposed 2016 Utility Rate Model

Monthly Utility Billing
Comparison Current Billing/Proposed Billing

Example Change:	Percent			Add			Regular Units				Addn Units				
	2016 , 2017 & 2018			2016 , 2017 & 2018			2015	2016 , 2017 & 2018			2015	2016 , 2017 & 2018			
				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Water - Res - Fixed	0.00%	0.00%	0.00%	\$ -	\$ -	\$ -	\$ 25.55	\$ 25.55	\$ 25.55	\$ 25.55	\$ 12.78	\$ 12.78	\$ 12.78	\$ 12.78	
Water - Res - Variable	0.00%	0.00%	0.00%	\$ -	\$ -	\$ -	\$ 1.06	\$ 1.06	\$ 1.06	\$ 1.06	\$ 1.06	\$ 1.06	\$ 1.06	\$ 1.06	
Water - C/// - Fixed	0.00%	0.00%	0.00%	\$ -	\$ -	\$ -	\$ 27.11	\$ 27.11	\$ 27.11	\$ 27.11	\$ 13.56	\$ 13.56	\$ 13.56	\$ 13.56	
Water - C/// - Variable	0.00%	0.00%	0.00%	\$ -	\$ -	\$ -	\$ 1.02	\$ 1.02	\$ 1.02	\$ 1.02	\$ 1.02	\$ 1.02	\$ 1.02	\$ 1.02	
Bulk Water - Variable	1.50%	1.50%	1.50%	\$ 0.05	\$ 0.05	\$ 0.05	\$ 3.10	\$ 3.15	\$ 3.20	\$ 3.25	\$ 3.10	\$ 3.15	\$ 3.20	\$ 3.25	
Wastewater - Res - Fixed	0.00%	0.00%	0.00%	\$ -	\$ -	\$ -	\$ 27.36	\$ 27.36	\$ 27.36	\$ 27.36	\$ 13.68	\$ 13.68	\$ 13.68	\$ 13.68	
Wastewater - Res - Variable	13.80%	7.00%	7.00%	\$ 0.11	\$ 0.06	\$ 0.07	\$ 0.79	\$ 0.90	\$ 0.96	\$ 1.03	\$ 0.79	\$ 0.90	\$ 0.96	\$ 1.03	
Wastewater - C/// - Fixed	3.00%	3.00%	3.00%	\$ 0.92	\$ 0.95	\$ 0.98	\$ 30.80	\$ 31.72	\$ 32.67	\$ 33.65	\$ 15.40	\$ 15.86	\$ 16.34	\$ 16.83	
Wastewater - C/// - Variable	7.00%	7.00%	7.00%	\$ 0.05	\$ 0.05	\$ 0.06	\$ 0.71	\$ 0.76	\$ 0.81	\$ 0.87	\$ 0.71	\$ 0.76	\$ 0.81	\$ 0.87	
Stormwater - Res - Fixed	3.00%	3.00%	3.00%	\$ 0.29	\$ 0.30	\$ 0.30	\$ 9.55	\$ 9.84	\$ 10.14	\$ 10.44	\$ -	\$ -	\$ -	\$ -	
Stormwater - C/// - Fixed	10.75%	3.00%	3.00%	\$ 1.10	\$ 0.34	\$ 0.35	\$ 10.27	\$ 11.37	\$ 11.71	\$ 12.06	\$ -	\$ -	\$ -	\$ -	
Solid Waste - Res - Fixed	1.50%	1.50%	1.50%	\$ 0.30	\$ 0.31	\$ 0.31	\$ 20.32	\$ 20.62	\$ 20.93	\$ 21.24					
Solid Waste - C/// - Fixed	1.50%	1.50%	1.50%	\$ 0.99	\$ 1.01	\$ 1.02	\$ 66.23	\$ 67.22	\$ 68.23	\$ 69.25					
Recycle - Res - Fixed	28.50%	3.00%	3.00%	\$ 0.84	\$ 0.11	\$ 0.12	\$ 2.94	\$ 3.78	\$ 3.89	\$ 4.01					
Recycle - C/// - Fixed	28.50%	3.00%	3.00%	\$ 5.13	\$ 0.69	\$ 0.71	\$ 18.00	\$ 23.13	\$ 23.82	\$ 24.53					
Weighted Average Change	4.21%			Compounded Rate Adjustment				7.20%				3.19%			

RESIDENTIAL

	Sample User #1 Single Senior			Sample User #2 Single Working			Sample User #3 Couple Working			Sample User #4 Family of 4				Sample User #5 Family of 6		
	2015	2016 & 2017		2015	2016 & 2017		2015	2016 & 2017		2015	2016 , 2017 & 2018			2015	2016 & 2017	
	7	7	7	14	14	14	23	23	23	30	30	30	30	40	40	40
Consumption (m ³)	7	7	7	14	14	14	23	23	23	30	30	30	30	40	40	40
Water	32.97	32.97	32.97	40.39	40.39	40.39	49.93	49.93	49.93	57.35	57.35	57.35	57.35	67.95	67.95	67.95
Wastewater	32.89	33.66	34.08	38.42	39.96	40.80	45.53	48.06	49.44	51.06	54.36	56.16	58.26	58.96	63.36	65.76
Stormwater	9.55	9.84	10.14	9.55	9.84	10.14	9.55	9.84	10.14	9.55	9.84	10.14	10.44	9.55	9.84	10.14
Solid Waste	20.32	20.62	20.93	20.32	20.62	20.93	20.32	20.62	20.93	20.32	20.62	20.93	21.24	20.32	20.62	20.93
Recycling	2.94	3.78	3.89	2.94	3.78	3.89	2.94	3.78	3.89	2.94	3.78	3.89	4.01	2.94	3.78	3.89
Total Utility Bill	98.67	100.87	102.01	111.62	114.59	116.15	128.27	132.23	134.33	141.22	145.95	148.47	151.30	159.72	165.55	168.67
Increase-Decrease (\$)		2.20	1.14		2.97	1.56		3.96	2.10		4.73	2.52	2.83		5.83	3.12
Increase-Decrease (%)		2.23%	1.13%		2.66%	1.36%		3.09%	1.59%		3.35%	1.73%	1.91%		3.65%	1.88%
Compounded Increase-Decrease (%)			3.39%			4.06%			4.72%			7.14%			5.60%	

COMMERCIAL/INDUSTRIAL/INSTITUTIONAL

	Sample User #1 Commercial			Sample User #2 Commercial			Sample User #3 Commercial			Sample User #4 Apartment (12)			Sample User #5 Institutional			
	2015	2016 & 2017		2015	2016 & 2017		2015	2016 & 2017		2015	2016 & 2017			2015	2016 & 2017	
	7	7	7	100	100	100	431	431	431	111	111	111	459	459	459	
Consumption (m ³)	7	7	7	100	100	100	431	431	431	111	111	111	459	459	459	
Water	34.25	34.25	34.25	129.11	129.11	129.11	466.73	466.73	466.73	289.49	289.49	289.49	495.29	495.29	495.29	
Wastewater	35.77	37.04	38.34	101.80	107.72	113.67	336.81	359.28	381.78	279.01	290.54	302.32	356.69	380.56	404.46	
Stormwater	10.27	11.37	11.71	10.27	11.37	11.71	10.27	11.37	11.71	10.27	11.37	11.71	10.27	11.37	11.71	
Solid Waste	66.23	67.22	68.23	66.23	67.22	68.23	66.23	67.22	68.23	66.23	67.22	68.23	264.92	268.88	272.92	
Recycling	18.00	23.13	23.82	18.00	23.13	23.82	18.00	23.13	23.82	18.00	23.13	23.82	72.00	92.52	95.28	
Total Utility Bill	164.52	173.01	176.35	325.41	338.55	346.54	898.04	927.73	952.27	663.00	681.75	695.57	1,199.17	1,248.62	1,279.66	
Increase-Decrease (\$)		8.49	3.34		13.14	7.99		29.69	24.54		18.75	13.82		49.45	31.04	
Increase-Decrease (%)		5.16%	1.93%		4.04%	2.36%		3.31%	2.65%		2.83%	2.03%		4.12%	2.49%	
Compounded Increase-Decrease (%)			7.19%			6.49%			6.04%			4.91%			6.71%	

Proposed 2016 Fee Schedule for Recreation

Schedule of Fees for Recreation Services

(Fees include GST, except where exempt)

Aquafun

	Current rate	Proposed
Adult rush	\$ 6.25	\$ 6.50
Student rush	\$ 5.25	\$ 5.50
Child rush	\$ 4.25	\$ 4.50
Senior rush	\$ 5.25	\$ 5.50
Family rush	\$ 15.00	\$ 15.25
Swim Club/hr	\$ 57.25	\$ 58.25
Full Day rental rate	\$ 1,033.25	\$ 1,048.75
Private rental reg.	\$ 217.50	\$ 221.00
Private rental youth	\$ 109.00	\$ 110.75
Schools/hr	\$ 63.50	\$ 64.50
Adult 5 use pass	\$ 23.75	\$ 24.25
Adult 10 use pass	\$ 47.50	\$ 48.25
Adult 3 month pass	\$ 96.50	\$ 98.00
Adult 6 month pass	\$ 178.75	\$ 181.50
Adult 1 yr pass	\$ 309.00	\$ 313.75
Student 5 use pass	\$ 19.25	\$ 19.75
Student 10 use pass	\$ 37.25	\$ 38.00
Student 3 month pass	\$ 71.75	\$ 73.00
Student 6 month pass	\$ 134.25	\$ 136.50
Student 1 yr pass	\$ 232.50	\$ 236.00
Child 5 use pass	\$ 13.25	\$ 13.50
Child 10 use pass	\$ 25.50	\$ 26.00
Child 3 month pass	\$ 49.00	\$ 49.75
Child 6 month pass	\$ 89.50	\$ 91.00
Child 1 yr pass	\$ 154.75	\$ 157.25
Senior 5 use pass	\$ 19.25	\$ 19.75
Senior 10 use pass	\$ 37.25	\$ 38.00
Senior 3 month pass	\$ 71.75	\$ 73.00
Senior 6 month pass	\$ 134.25	\$ 136.50
Senior 1 yr pass	\$ 232.75	\$ 236.25
Family 5 use pass	\$ 60.00	\$ 61.00
Family 10 use pass	\$ 119.75	\$ 121.75
Family 3 month pass	\$ 240.25	\$ 244.00
Family 6 month pass	\$ 447.00	\$ 453.75
Family 1 yr pass	\$ 772.00	\$ 783.75
Private lessons 1/2 hr	\$ 22.25	\$ 22.75
Preschool, SK 1-4	\$ 40.25	\$ 41.00

Aquafun – Cont'd

SK 5-9	\$ 48.50	\$ 49.25
SK 10	\$ 57.25	\$ 58.25

Adult Lessons	\$ 48.50	\$ 49.25
AFA/class	\$ 4.75	\$ 5.00
Bronze Medallion	\$ 141.25	\$ 143.50
Bronze Cross	\$ 152.00	\$ 154.50
National Lifeguard	\$ 297.25	\$ 301.75
Bronze Cross Recert	\$ 26.75	\$ 27.25
National Lifeguard Recertific	\$ 62.00	\$ 63.00
AWSI	\$ 233.75	\$ 237.50
WSI	\$ 233.75	\$ 237.50
WSI recert	\$ 69.25	\$ 70.50
Boat Safety w text	\$ 53.25	\$ 54.25

Meeting Rooms

Non Profit rental/hr	\$ 19.00	\$ 19.50
Regular	\$ 25.00	\$ 25.50
Overtime hourly rate	\$ 31.75	\$ 32.25

Auditorium

Regular hourly rate	\$ 33.00	\$ 33.50
Day rate	\$ 506.50	\$ 514.25
Overtime hourly rate	\$ 82.50	\$ 83.75
Stage Only	\$ 19.00	\$ 19.50
Kitchen Only	\$ 33.00	\$ 33.50

Portable Sound System/day	\$ 64.50	\$ 65.50
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Parking Lots

Comm. Centre Incl electr./d.	\$ 420.00	\$ 426.50
Admin. Blding incl electr./da	\$ 132.25	\$ 134.25
Admin Blding/half day	\$ 132.25	\$ 134.25

Large Ice

Youth prime time/hr	\$ 73.00	\$ 74.25
Youth non-prime time/hr	\$ 58.75	\$ 59.75
Adult prime time/hr	\$ 145.25	\$ 147.50
Adult non-prime time/hr	\$ 116.50	\$ 118.25
Local Schools/hr	\$ 27.00	\$ 27.50

Summer Ice Out/hr	\$ 44.25	\$ 45.00
Summer Ice Out/day	\$ 418.25	\$ 424.75
Noon Shinny	\$ 3.25	\$ 3.50

Small Ice

Youth/hr	\$ 38.75	\$ 39.50
Adult/hr	\$ 48.00	\$ 48.75
Local Schools/hr	\$ 19.25	\$ 19.75
Summer Ice Out/hr	\$ 31.50	\$ 32.00

Summer Ice Out/day	\$ 298.75	\$ 303.25
Public Skate	\$ 2.00	\$ 2.00

Ball Diamonds

Youth fee/day	\$84.50	\$ 86.00
Youth fee/league team	\$326.00	\$ 331.00
Rep team fee/league	\$326.00	\$ 331.00
Adult fee/day	\$168.50	\$ 171.25
Adult fee/league team	\$651.75	\$ 661.75
Non Resident fee/day	\$210.50	\$ 213.75
Non Resident fee/league team	\$815.25	\$ 827.50
Electricity fee/tournament	\$76.50	\$ 77.75

Soccer Pitches

Youth fee/team league	\$288.75	\$ 293.25
Adult fee/team league	\$480.75	\$ 488.00
Non-resident/team league	\$577.00	\$ 585.75
Youth/day	\$95.00	\$ 96.50
Adult/day	\$189.25	\$ 192.25
Non-resident/day	\$236.00	\$ 239.75

Football

Youth fee/team league	\$541.50	\$ 549.75
Adult fee/team league	\$900.50	\$ 914.25
Non-resident/team league	\$1,081.25	\$ 1,097.50
Youth/day	\$177.25	\$ 180.00
Adult/day	\$354.00	\$ 359.50
Non-resident/day	\$441.75	\$ 448.50

Parks

Gazebo incl electricity/day	\$22.25	\$ 22.75
Bleachers	\$55.25	\$ 56.25

Tennis Courts

Tennis key	\$29.50	\$ 30.00
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Programs

Summer Week Programs	\$107.64	\$ 109.25
Summer Games	\$15.00	\$ 15.00
Cornfest Fun Run	\$ 27.00 - 42.50	\$ 27.00 - 42.50
Halloween Party - poster	\$25.00	\$ 25.50
		\$25/night for tournament participants only

RV Park

Administration is proposing a new development fee schedule after an extensive review of comparable development fees in the surrounding area. The municipalities which were compared were the City of Brooks, the City of Chestermere, the Town of Coaldale, the Town of High River, the City of Lethbridge, the City of Medicine Hat, and the City of Okotoks. Based on the review, Administration has proposed new development fees which are competitive yet comparable to the surrounding municipalities.

The current development fee schedule has not been completely updated since 2009, with only an increase to sign permit fees in 2011. Administration has calculated the revenue received from development permit and subdivision fees under the current fee schedule and the revenue which would be received from the proposed fee schedule. Below is a table which demonstrates the difference between the two fee schedules.

Type of Development Fee	2014			2015 (January – August)		
	Current Fee Schedule	Proposed Fee Schedule	Percent Increase	Current Fee Schedule	Proposed Fee Schedule	Percent Increase
Development Permits	\$10,530.00	\$16,650.00	58.1%	\$10,580.00	\$15,430.00	45.8%
Subdivision	\$29,100.00	\$37,800.00	29.9%	\$15,450.00	\$17,800.00	15.2%

**The calculated fees only include development permits and subdivision fees and does not include land use bylaw amendments, compliance certificates, etc.*

***The percent increase varies as it is based on volume of development permits and subdivisions.*

The increase in development fees will bring in more revenue for the Town of Taber while staying comparable with industry standards. The overall cost of business has increased in the past 6 years and the development fees should reflect this to ensure the Planning and Economic Development Department has cost recovery typical of neighbouring municipalities.



Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: MD of Taber Council Appointments	
Recommendation:	That Town Council accepts the recommendations from the Municipal District of Taber Council for appointments to the Town's various committees, and acknowledges the MD's appointments to the joint committees and authorities.
Background:	The Municipal District (MD) of Taber has sent a letter informing the Town of appointments to numerous boards and committees that were made by MD of Taber Council (see attached November 4, 2015 letter). Some of these appointments are to Town of Taber committees and these should be seen as recommendations from the MD to the Town. Town Council could accept them as is or ask for alternative appointments if there was a perceived issue. The other appointments are to external or joint committees or authorities, and these should be seen as information to the Town.
Legislation / Authority:	MGA s. 145 (Bylaws – Council and Council Committees) and s. 146 (Composition of Council Committees), and the resultant bylaws, apply to the Town committees. MGA s. 5 (Powers, Duties and Functions) applies to the external or joint committees.
Strategic Plan Alignment:	Build partnerships with other governments and organizations where synergies may exist.
Financial Implication:	Primarily Council and staff time. Some minor costs for hosting committees meetings, advertising, etc.
Service Level / Staff Resource Implication:	No significant impact.
Justification:	The appointees are a recommendation from the MD of Taber Council.



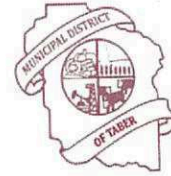
Alternative(s):	Council could ask for an alternative appointment to a Town committee if it believed there was a conflict or other concern with a recommended appointee to a Town committee. Administration would suggest that discussion of such matter occurs in Closed Session.
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Attachment(s):	Correspondence from MD of Taber
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

Municipal District of Taber

Administration Office



November 4, 2015

Town of Taber
4900A – 50th Street
Taber, Alberta
T1G 1T1

Attention: Greg Birch, CAO

Dear Greg:

RE: Council Appointments

The Council of the Municipal District of Taber at their Organizational Meeting of November 2, 2015 has appointed the following Council Members to represent the M.D. of Taber on the Joint Economic Development Committee:

Brian Brewin
Tom Machacek

Also being appointed to the Protective Services Committee:

Brian Brewin
Tom Machacek

Also being appointed to the Town of Taber Recreation Board:

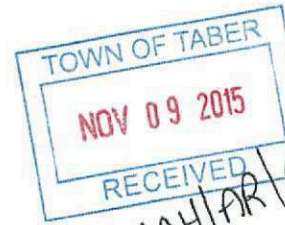
Merrill Harris
Tom Machacek – Alternate

Also being appointed to the Taber & District Waste Management Authority are:

Dwight Tolton
Duff Dunsmore

Also being appointed to the Intermunicipal Development Committee are:

Ben Elfring
Tom Machacek
Merrill Harris



GB/KVH/AH/AR/CA/BS
SM

Also being appointed to the Taber Library Board:

Ben Elfring

Also being appointed to the Tri-Partite Fire Services Agreement Review Committee:

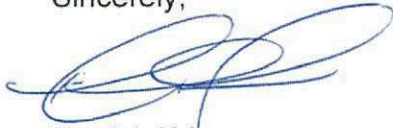
Dwight Tolton
Ben Elfring
Bob Wallace

The Councillors contact information is as follows:

Brian Brewin – bbrewin@mdtaber.ab.ca
Tom Machacek – tmachacek@mdtaber.ab.ca
Merrill Harris – mharris@mdtaber.ab.ca
Dwight Tolton – dtolton@mdtaber.ab.ca
Duff Dunsmore – ddunsmore@mdtaber.ab.ca
Ben Elfring – belfring@mdtaber.ab.ca
Bob Wallace – bwallace@mdtaber.ab.ca

The term of these appointments will extend to our Organizational Meeting in November, 2016 when either a re-appointment or new appointment will be made, and about which you will be advised accordingly.

Sincerely,



Derrick Krizsan
Municipal Administrator
Municipal District of Taber



Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: New Development Officer Designation	
Recommendation:	That Council hereby appoints Katie Tyo as a Development Officer for the Town of Taber.
Background:	Lorraine Belanger, the Development Officer for the Town of Taber resigned from her position on November 6, 2015. Prior to her resignation, the Town of Taber had two staff members designated as Development Officer by Council, with Cory Armfelt, Director of Planning and Economic Development being the second Development Officer. It is Administration's preference to continue to have two Development Officers to ensure development permits can continue to be processed in the event the first Development Officer is absent. It is recommended that Katie Tyo, Planner/Economic Development Officer be designated as a Development Officer.
Legislation / Authority:	Town of Taber Land Use Bylaw 4-2006 Section 2(2) states that Council can appoint Development Officers by way of resolution.
Strategic Plan Alignment:	N/A
Financial Implication:	There is no financial implication to the designation of a second Development Officer.
Service Level / Staff Resource Implication:	The designation of a second Development Officer will ensure development permits can continue to be processed in the absence of the first Development Officer.
Justification:	Katie Tyo has gained experience and training in processing development permits and would be able to process development permits in the absence of Cory Armfelt.
Alternative(s):	Alternative #1: That Council does not designate Katie Tyo as a Development Officer.



Attachment(s):	Land Use Bylaw 4-2006 Section 2(2)
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APPROVALS:	
Originated By:	Katie Tyo
Chief Administrative Officer (CAO) or Designate:	

Section 2: Administrative Procedures

1. Development Authority

The Development Authority is established by By-law pursuant to the Act.

The Development Authority shall exercise development powers and duties on behalf of the Municipality.

The Development Authority shall be the Development Officer or, where the context of this bylaw permits, the Municipal Planning Commission or Town Council.

2. Office of Development Officer

The office of the Development Officer is hereby established and the Development Officer or Development Officers shall be appointed by a resolution of Council.

3. Duties and Responsibilities of the Development Officer

The Development Officer(s):

- (a) shall receive and consider applications for a development permit;
- (b) shall keep and maintain, for inspection of the public during office hours, a copy of this Bylaw and all amendments and resolutions thereto and ensure that copies are available to the public at reasonable charge;
- (c) shall keep a register of all development permit applications, including the decisions thereon and the reasons therefore, as per the retention policies of the Town of Taber;
- (d) shall make decisions on all development permit applications for Permitted Uses;
- (e) may make decisions on development permit applications for Discretionary Uses;
- (f) shall issue decisions on all development permit applications and state terms and conditions, as authorized by this Bylaw or the Act;
- (g) shall refer all development applications in a Direct Control District to the Municipal Council, unless Council has specifically delegated approval authority to the Development Authority;

Council Request for Decision

Meeting Date: November 23, 2015

Subject: Fire Department Response Times

Recommendation:

That council directs administration to hire a company to conduct a study of the fire departments response times within the Town of Taber limits.

Background:

Building Code Interpretation October 2009-06-BCI-025

STANDATA:

The Alberta Building Code in 2006 addressed high density residential fires. This identified a fire departments need to respond in under 10 minutes, more than 90% of the time. Towns with fire departments unable to achieve this within their response areas would then require new buildings to have sprinkler systems installed or increase setbacks from property lines.

In December 2009, Morrison Hershfield Limited conducted an Emergency Services Master Plan. Identifying the Town of Taber fire department's response times. This Master Plan identified that the department was only able to meet the above required response time 10% of the time.

One recommendation (5.8.1.1) identified that within 5 years acquisition for land and a new facility, in a more central location will be required to meet the Town of Taber's expansion needs.

Recently, we have had questions from the public, building contractors and developers as to whether or not we have been able to increase this percentage in the last 6 years.

Legislation / Authority:

Alberta Building Code 2006 addressing high density residential fires in Sentences 3.2.3.1. (8), 9.10.14.3.(1) and 9.10.15.3.(1) to provide greater clarity regarding the methods of calculating fire department response time to a building as it relates to the level of fire suppression system required or the fire protection that is required on exterior walls and the distances required between



	adjacent structures.
Strategic Plan Alignment:	To maintain a safe and healthy community.
Financial Implication:	Due to vacancies in staffing. The 2015 operating budget of the department will be able to cover the \$5-7000.00 expense resulting from a new study.
Service Level / Staff Resource Implication:	Outside agency to conduct study, having minimal effect on staff.
Justification:	<p>The fire department has been innovative in staffing of responding units and improving call handling times. This has resulted in a decrease in response times from the current location. To identify if this has made a significant change from the 2009 study, a new study would need to be conducted.</p> <p>Combining the current staffing levels in the fire department and the required GIS mapping, administration is unable to conduct the study within the contractors and developers requested timeframe.</p>
Alternative(s):	Defer to the end of summer 2016.

Attachment(s):	
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APPROVALS:	
Originated By:	Steve Munshaw



Chief Administrative Officer (CAO) or Designate:	
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Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: 2016 Budget Proposal	
Recommendation:	That Council accepts the 2016 Budget Proposal presentation for information purposes.
Background:	<p>The proposed capital budget includes continuing and multi-year projects carried over from 2015 as well as 2016, 2017, and 2018 capital projects for Council's consideration. Estimated reserve and grant funding projections have also been included for discussion purposes.</p> <p>There are many different ways that we can look at the future capital projects that the Town of Taber, some of the alternatives are as follows:</p> <ol style="list-style-type: none"> 1) Just complete capital projects with a Ranking 1, maintaining the 1.5% property tax increase 2) Complete capital projects with Rankings 1 and 2, maintaining the 1.5% property tax increase 3) Complete all three capital project rankings and borrow the 3.4 million needed to complete all projects and raise property taxes enough to cover the principal and interest payments 4) Adjust the capital project rankings and complete projects based on new rankings, maintaining the 1.5% property tax increase 5) Adjust the capital projects rankings and complete capital projects based on new rankings, and raise property taxes by ___% on top of the 1.5% to be put towards reserves for future capital purchases. 6) Complete option 1), and raise property taxes by ___% on top of the 1.5% to be put towards reserves for future capital purchases 7) Complete option 2), and raise property taxes by ___% on top of the 1.5% to be put towards reserves for future capital purchases 8) Complete all three capital project rankings and borrow the 3.4 million needed to complete all projects and raise property taxes enough to cover the principal and interest payments, as well as, an additional ___% to be put towards reserves for future capital purchases. <p>Administration is looking forward to Council's deliberation on the 2016 Budget.</p>



Legislation / Authority:	Section 242 and 245 of the MGA
Strategic Plan Alignment:	N/A
Financial Implication:	Provides the authorization for the municipality to operate in the next fiscal year
Service Level / Staff Resource Implication:	N/A
Justification:	Council must adopt budgets for each calendar year.
Alternative(s):	That Council requests Administration to provide additional information.

Attachment(s):	Budget Proposal
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APPROVALS:	
Originated By:	Devon Wannop
Chief Administrative Officer (CAO) or Designate:	

2016
PROPOSED BUDGET



Presented to Council November 23, 2015

TOWN OF TABER
2016 PROPOSED BUDGET DOCUMENT
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2016
PROPOSED
OPERATING BUDGET



Presented to Council November 23, 2015

Town of Taber: Proposed Operating Budget

Budget Year: 2016 & Previous Year 2015

Organization Wide - Object Totals Summary

Object	2015 Budget	2016 Budget	Change	% Change
Revenues				
Net taxes available for municipal purposes	8,145,910	8,362,380	216,470	2.66%
Sales to other governments	0	23,800	23,800	0.00%
Sales and user fees	7,912,358	8,271,391	359,033	4.54%
Penalties and costs of taxes	147,500	147,500	0	0.00%
Licenses and permits	242,110	247,400	5,290	2.18%
Fines	421,250	417,250	(4,000)	-0.95%
Franchise and concession contracts	1,467,800	1,739,876	272,076	18.54%
Investment income	300,000	275,000	(25,000)	-8.33%
Rentals	755,547	831,156	75,609	10.01%
Other	289,121	182,647	(106,474)	-36.83%
Government transfers	1,070,422	925,306	(145,116)	-13.56%
Total Revenues	20,752,018	21,423,706	671,688	3.24%
Expenses				
Salaries, wages and benefits	7,868,070	8,217,860	349,790	4.45%
Contracted and general services	6,524,104	6,147,596	(376,508)	-5.77%
Purchases from other governments	911,994	1,045,424	133,430	14.63%
Materials, goods and supplies	2,573,380	2,557,716	(15,664)	-0.61%
Provisions for allowances	0	0	0	0.00%
Transfers to local boards and agencies	500,007	509,410	9,403	1.88%
Bank charges and interest	9,975	9,975	0	0.00%
Interest on long-term debt	462,780	428,666	(34,114)	-7.37%
Amortization	4,166,683	4,166,683	0	0.00%
Other	40,001	40,001	0	0.00%
Total Expenses	23,056,994	23,123,331	66,337	0.29%
Excess (deficiency) of revenue over expenses	(2,304,976)	(1,699,625)	605,351	-26.26%
Repayment of long-term debt	(527,945)	(531,153)	(3,208)	0.61%
Transfers from other operating functions	0	0	0	0.00%
Transfers to other operating function	0	0	0	0.00%
From reserves	1,146,028	718,269	(427,759)	-37.33%
To reserves	(2,479,790)	(2,654,174)	(174,384)	7.03%
Total Transfers	(1,861,707)	(2,467,058)	(605,351)	32.52%
Change in Fund Balance	(4,166,683)	(4,166,683)	0	0.00%
Less: Non-Cash Adjustments				
Amortization	(4,166,683)	(4,166,683)	0	0.00%
Net Operating Surplus (Deficit)	0	0	0	0.00%

Costing Center Balance by Sub-Function

Budget Year: 2016 Function or Sub-Function: <All>

From Stage: <All> To Stage: <All>

			Expenses	Revenues	Total
Culture, Libraries, Museums, Halls	Auditorium	74-01 - Auditorium	240,515	(90,063)	150,452
	Library	74-10 - Library	462,434	0	462,434
	Total Culture, Libraries, Museums, Halls		702,949	(90,063)	612,886
Environmental Use and Protection	Waste Management - Collection Systems	43-09 - Waste Management - Collection Systems	1,225,409	(1,255,250)	(29,841)
	Waste Management - Landfill	43-08 - Waste Management - Landfill	819,348	(822,125)	(2,777)
	Wastewater Treatment and Disposal	42-02 - Wastewater	0	(2,031,170)	(2,031,170)
		42-06 - Wastewater	0	(52,170)	(52,170)
		42-08 - Wastewater Treatment and Disposal	4,481,398	(336,420)	4,144,978
	Water Supply and Distribution	41-02 - Water	0	(3,034,210)	(3,034,210)
		41-06 - Water Supply and Distribution	2,432,221	(355,640)	2,076,581
41-08 - Water		0	(4,000)	(4,000)	
Total Environmental Use and Protection		8,958,376	(7,890,985)	1,067,391	
General Government	Administration - CAO	12-02 - Administration - CAO	839,184	(46,000)	793,184
	Administration - Finance and Customer Care	12-05 - Administration - Finance and Customer Care	770,921	(112,510)	658,411
	Administration - Health and Safety	12-08 - Administration - Health and Safety	64,251	(64,251)	0
	Administration - IT	12-09 - Administration - IT	653,265	(100)	653,165
	Legislative - Council	11-01 - Legislative - Council	337,168	0	337,168
Total General Government		2,664,789	(222,861)	2,441,928	
Parks and Recreation	Aquatics	72-70 - Aquatics	1,103,457	(376,303)	727,154
	Arenas	72-10 - Arenas	658,738	(275,195)	383,543
	Golf and Curling	72-30 - Golf and Curling	206,515	(69,462)	137,053
	Parks	72-50 - Parks	466,953	0	466,953
	Programs	72-60 - Programs	93,664	(39,599)	54,065
	Sportsfields	72-80 - Sportsfields	430,223	(53,134)	377,089
Total Parks and Recreation		2,959,550	(813,693)	2,145,857	
Planning and Development	Land Use Planning, Zoning and Development	61-10 - Land Use Planning, Zoning and Development	599,187	(267,620)	331,567
	Land, Housing and Building Rentals	69-10 - Property Management	608,202	(207,042)	401,160
	Subdivision and Land Development	66-10 - Subdivision and Land Development	136,000	(136,000)	0
Total Planning and Development		1,343,389	(610,662)	732,727	

Costing Center Balance by Sub-Function

Budget Year: 2016 Function or Sub-Function: <All>

From Stage: <All> To Stage: <All>

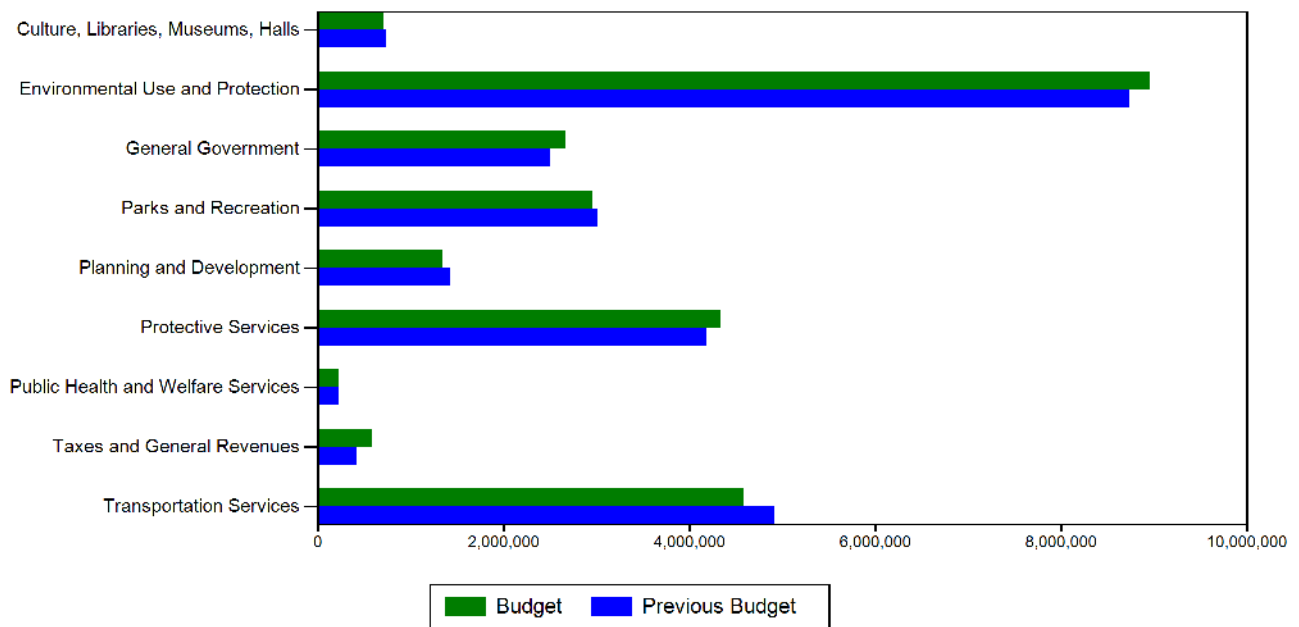
			Expenses	Revenues	Total
Protective Services	Bylaw Enforcement	26-10 - Bylaw Enforcement	213,883	(14,100)	199,783
	Emergency Measures and Disaster Service	24-10 - Emergency Measures and Disaster Service	14,960	0	14,960
	Fire Protection	23-10 - Fire Protection	804,656	(340,740)	463,916
	Fire Protection - Training	23-30 - Fire Protection - Training	23,800	(23,800)	0
	Police	21-10 - Commission - Police	3,277,762	(1,110,052)	2,167,710
	Total Protective Services		4,335,061	(1,488,692)	2,846,369
Public Health and Welfare Services	Cemetery	56-10 - Cemetery	162,104	(63,026)	99,078
	Family and Community Support Services	51-10 - Family and Community Support Services	60,650	0	60,650
	Total Public Health and Welfare Services		222,754	(63,026)	159,728
Taxes and General Revenues	Taxes	10-00 - Taxes - General Revenues	576,418	(10,521,256)	(9,944,838)
		Total Taxes and General Revenues	576,418	(10,521,256)	(9,944,838)
Transportation Services	Public Transit	34-10 - Public Transit	52,400	0	52,400
	Roads, Walks, and Street Lighting	32-06 - Roads and Walks	3,560,686	(63,500)	3,497,186
		32-08 - Street Lighting	280,000	0	280,000
	Stormwater Management	37-10 - Stormwater	687,509	(412,460)	275,049
	Total Transportation Services		4,580,595	(475,960)	4,104,635
	Total		26,343,881	(22,177,198)	4,166,683

Budget Forecast by Function

Budget Year 2016 vs 2015

Program	2015 Budget	2016 Budget	Change	% Change
Culture, Libraries, Museums, Halls	729,040	702,949	(26,091)	-3.58%
Environmental Use and Protection	8,742,680	8,958,376	215,696	2.47%
General Government	2,500,885	2,664,789	163,904	6.55%
Parks and Recreation	3,003,366	2,959,550	(43,816)	-1.46%
Planning and Development	1,419,628	1,343,389	(76,239)	-5.37%
Protective Services	4,182,055	4,335,061	153,006	3.66%
Public Health and Welfare Services	227,569	222,754	(4,815)	-2.12%
Taxes and General Revenues	410,085	576,418	166,333	40.56%
Transportation Services	4,917,060	4,580,595	(336,465)	-6.84%
Total	26,132,368	26,343,881	211,513	0.81%

2016 vs 2015 Expenditure Estimates

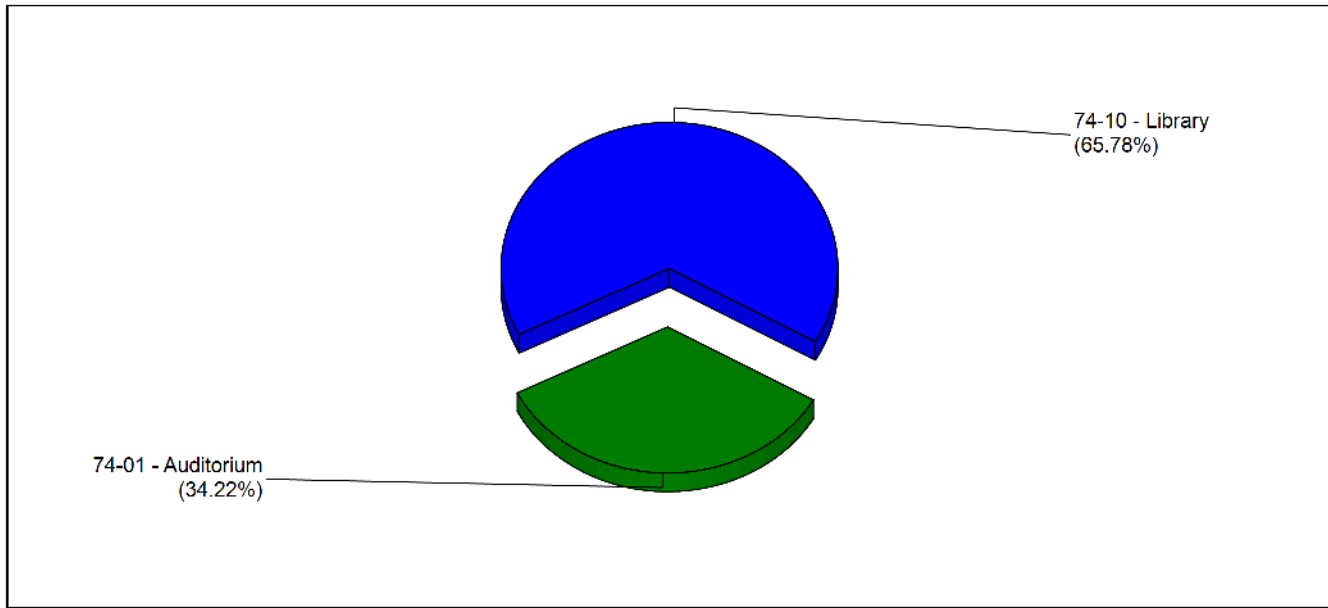


Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Program	2015 Budget	2016 Budget	Change	% Change
Revenue				
74-01 - Auditorium	115,024	90,063	(24,961)	-21.70%
	115,024	90,063	(24,961)	-21.70%
Expenditures				
74-01 - Auditorium	270,343	240,515	(29,828)	-11.03%
74-10 - Library	458,697	462,434	3,737	0.81%
	729,040	702,949	(26,091)	-3.58%
Total	614,016	612,886	(1,130)	-0.18%

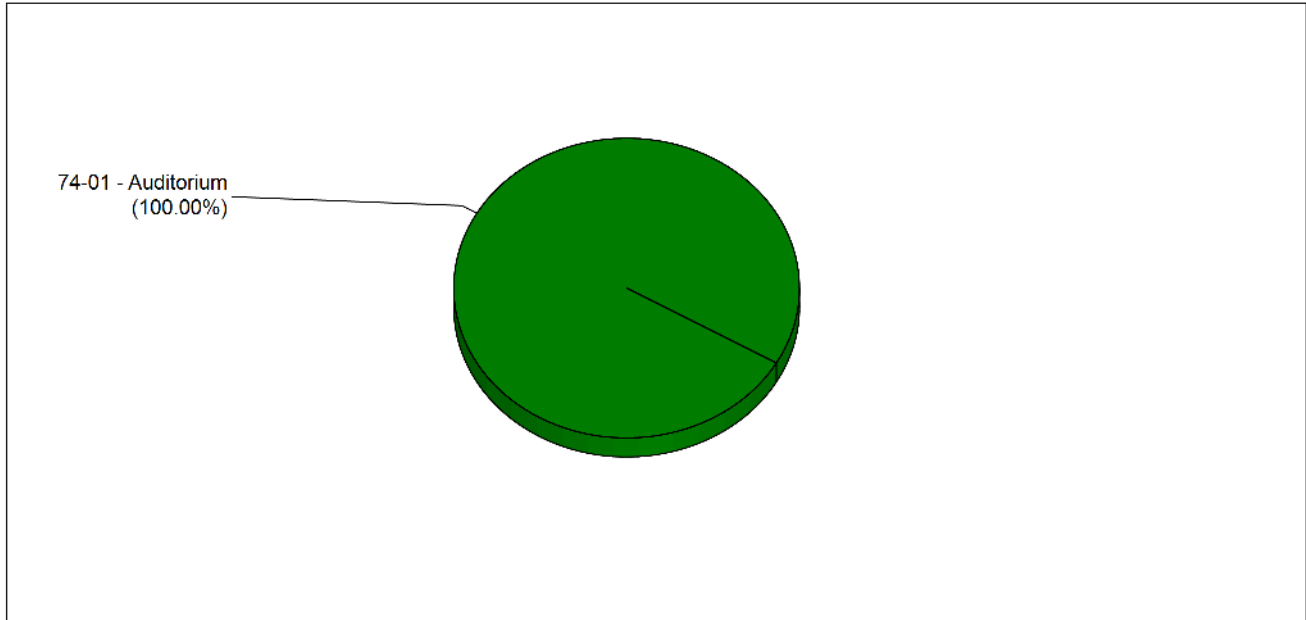
Culture, Libraries, Museums, Halls
2016 Expenditures by Costing Center



Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Culture, Libraries, Museums, Halls 2016 Costing Center Revenues

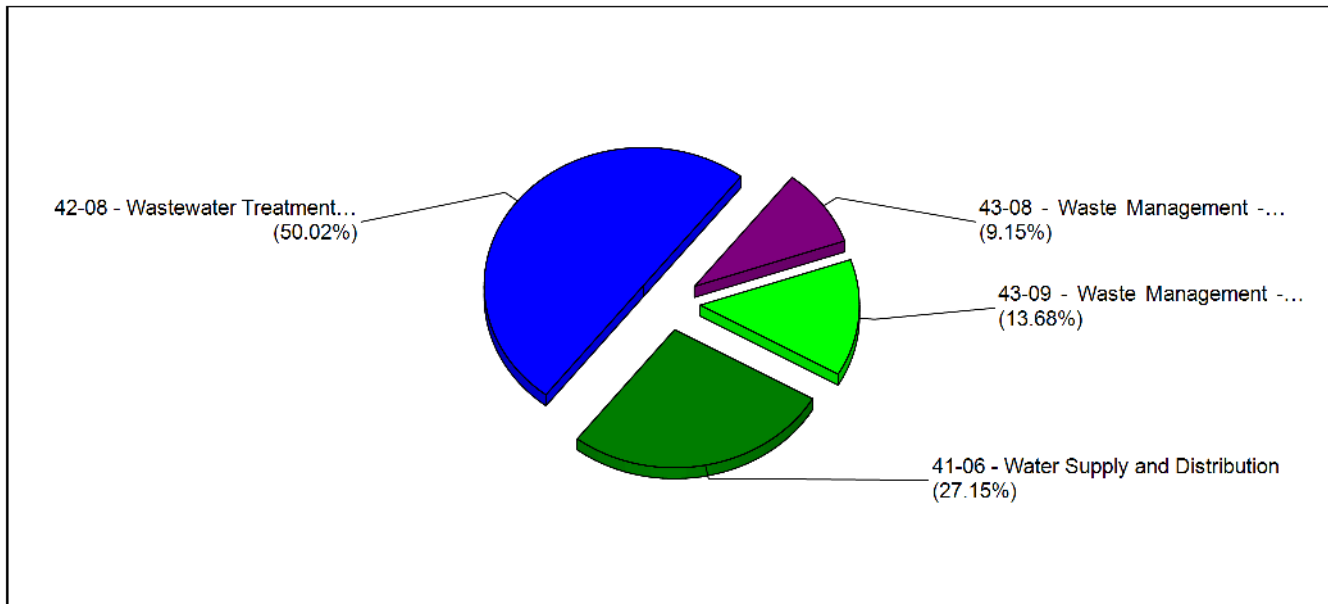


Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Program	2015 Budget	2016 Budget	Change	% Change
Revenue				
41-02 - Water	3,007,030	3,034,210	27,180	0.90%
41-06 - Water Supply and Distribution	350,000	355,640	5,640	1.61%
41-08 - Water	4,000	4,000	0	0.00%
42-02 - Wastewater	1,977,640	2,031,170	53,530	2.71%
42-06 - Wastewater	52,170	52,170	0	0.00%
42-08 - Wastewater Treatment and Disposal	306,720	336,420	29,700	9.68%
43-08 - Waste Management - Landfill	741,219	822,125	80,906	10.92%
43-09 - Waste Management - Collection Systems	1,176,110	1,255,250	79,140	6.73%
	7,614,889	7,890,985	276,096	3.63%
Expenditures				
41-06 - Water Supply and Distribution	2,447,287	2,432,221	(15,066)	-0.62%
42-08 - Wastewater Treatment and Disposal	4,452,163	4,481,398	29,235	0.66%
43-08 - Waste Management - Landfill	748,296	819,348	71,052	9.50%
43-09 - Waste Management - Collection Systems	1,094,934	1,225,409	130,475	11.92%
	8,742,680	8,958,376	215,696	2.47%
Total	1,127,791	1,067,391	(60,400)	-5.36%

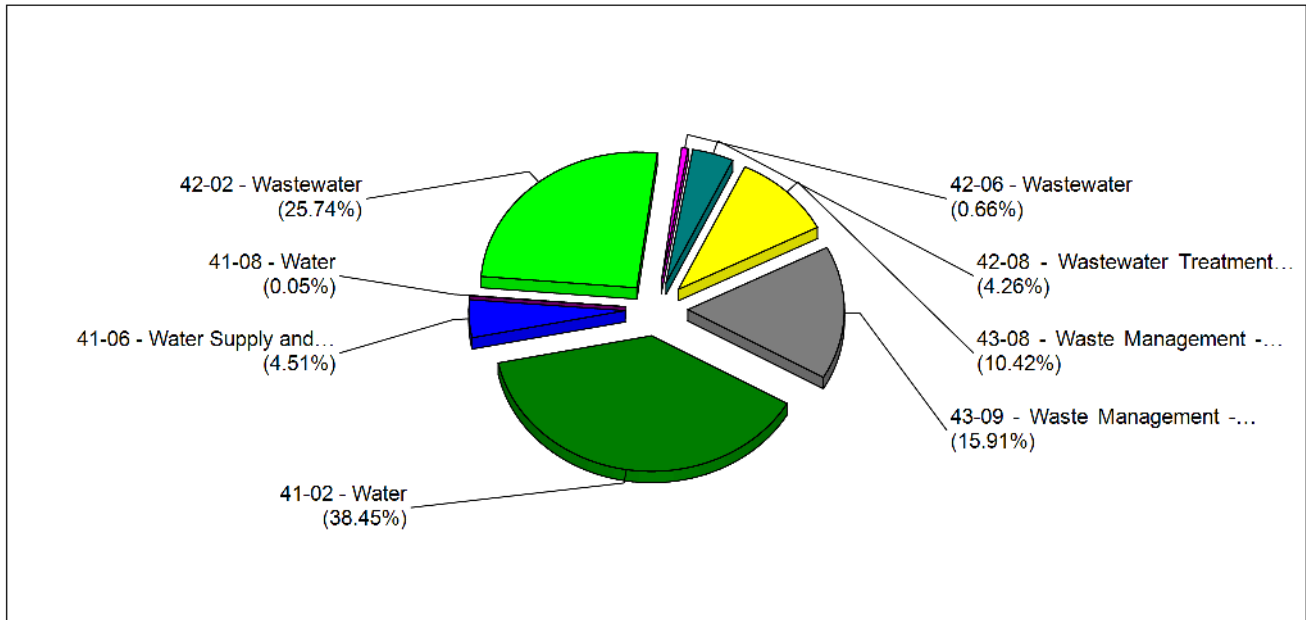
Environmental Use and Protection
2016 Expenditures by Costing Center



Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Environmental Use and Protection 2016 Costing Center Revenues

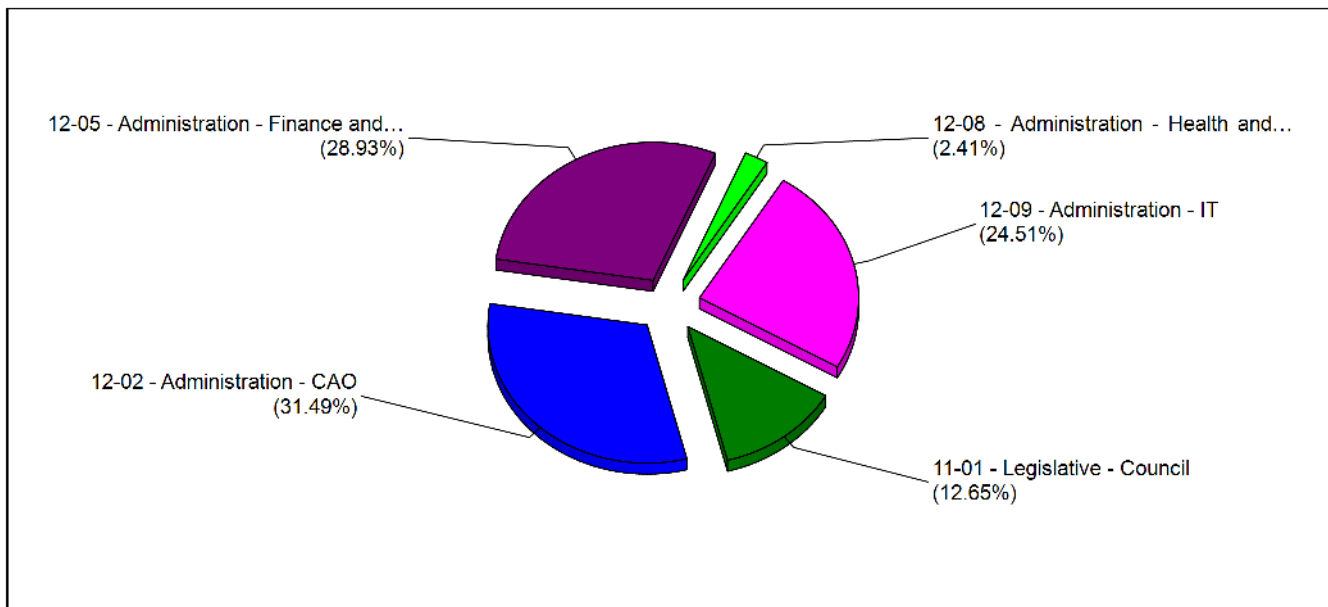


Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Program	2015 Budget	2016 Budget	Change	% Change
Revenue				
12-02 - Administration - CAO	66,000	46,000	(20,000)	-30.30%
12-05 - Administration - Finance and Customer Care	112,530	112,510	(20)	-0.02%
12-08 - Administration - Health and Safety	64,618	64,251	(367)	-0.57%
12-09 - Administration - IT	100	100	0	0.00%
	243,248	222,861	(20,387)	-8.38%
Expenditures				
11-01 - Legislative - Council	342,919	337,168	(5,751)	-1.68%
12-02 - Administration - CAO	598,571	839,184	240,613	40.20%
12-05 - Administration - Finance and Customer Care	916,968	770,921	(146,047)	-15.93%
12-08 - Administration - Health and Safety	64,618	64,251	(367)	-0.57%
12-09 - Administration - IT	577,809	653,265	75,456	13.06%
	2,500,885	2,664,789	163,904	6.55%
Total	2,257,637	2,441,928	184,291	8.16%

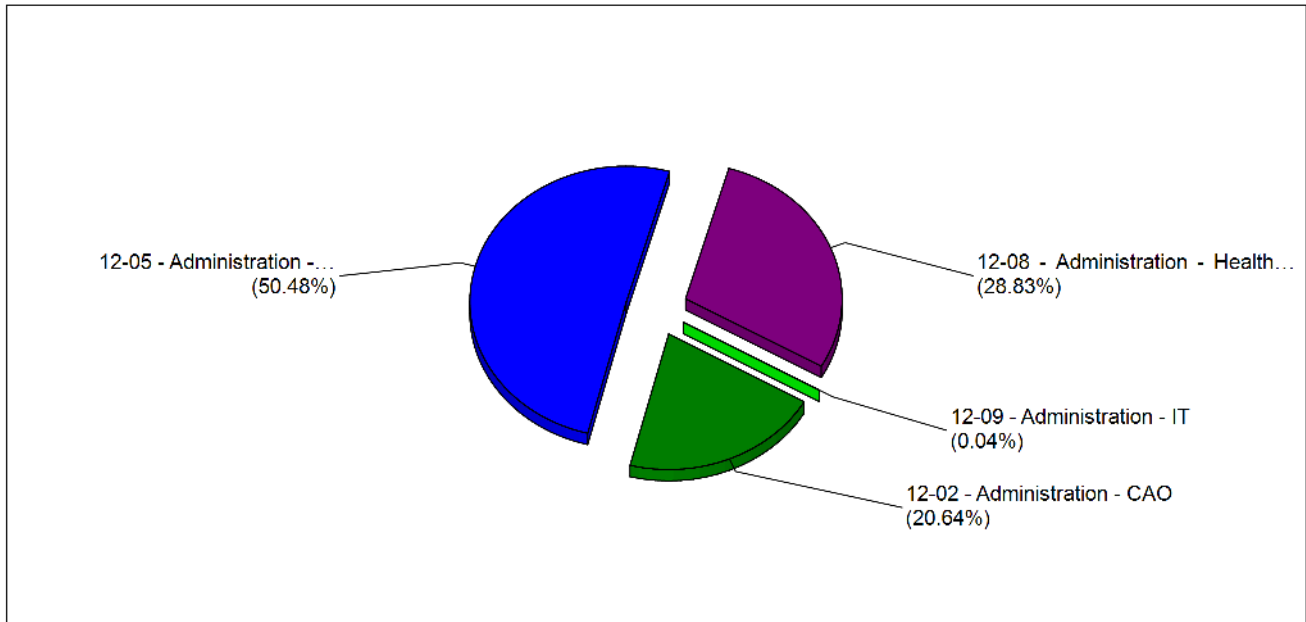
General Government
2016 Expenditures by Costing Center



Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

General Government 2016 Costing Center Revenues

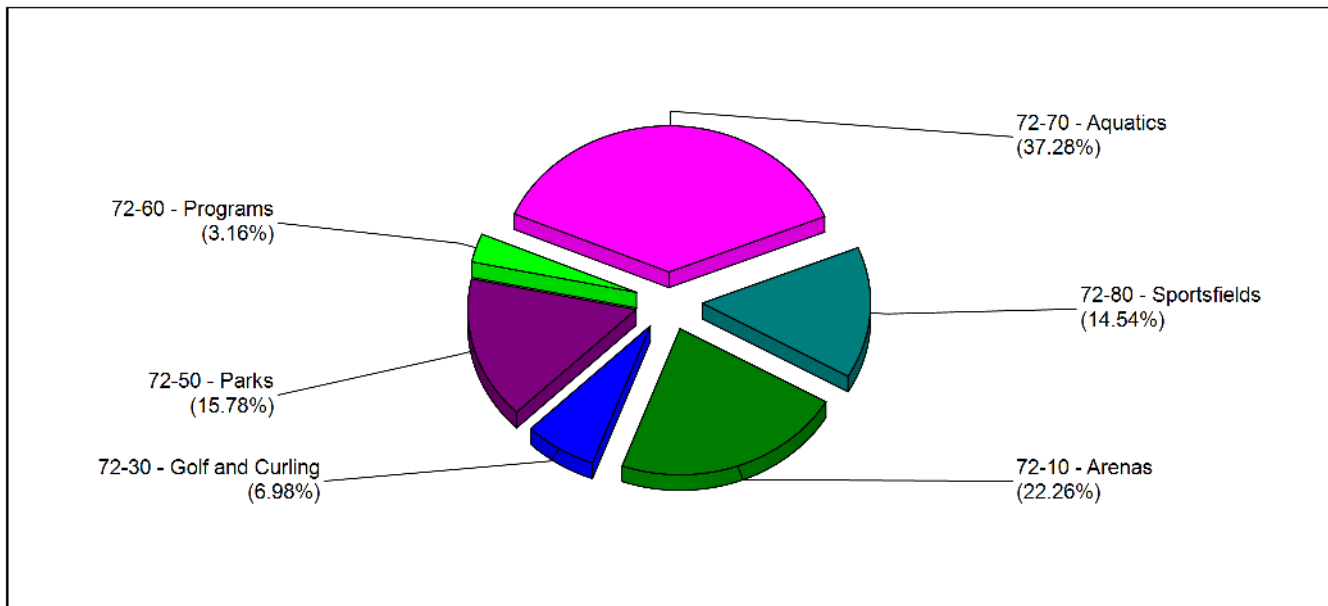


Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Program	2015 Budget	2016 Budget	Change	% Change
Revenue				
72-10 - Arenas	355,875	275,195	(80,680)	-22.67%
72-30 - Golf and Curling	66,890	69,462	2,572	3.85%
72-50 - Parks	32,400	0	(32,400)	-100.00%
72-60 - Programs	35,390	39,599	4,209	11.89%
72-62 - Special Programs	50,000	0	(50,000)	-100.00%
72-70 - Aquatics	376,253	376,303	50	0.01%
72-80 - Sportsfields	51,911	53,134	1,223	2.36%
	968,719	813,693	(155,026)	-16.00%
Expenditures				
72-10 - Arenas	734,332	658,738	(75,594)	-10.29%
72-30 - Golf and Curling	165,607	206,515	40,908	24.70%
72-50 - Parks	491,151	466,953	(24,198)	-4.93%
72-60 - Programs	90,177	93,664	3,487	3.87%
72-70 - Aquatics	1,094,860	1,103,457	8,597	0.79%
72-80 - Sportsfields	427,239	430,223	2,984	0.70%
	3,003,366	2,959,550	(43,816)	-1.46%
Total	2,034,647	2,145,857	111,210	5.47%

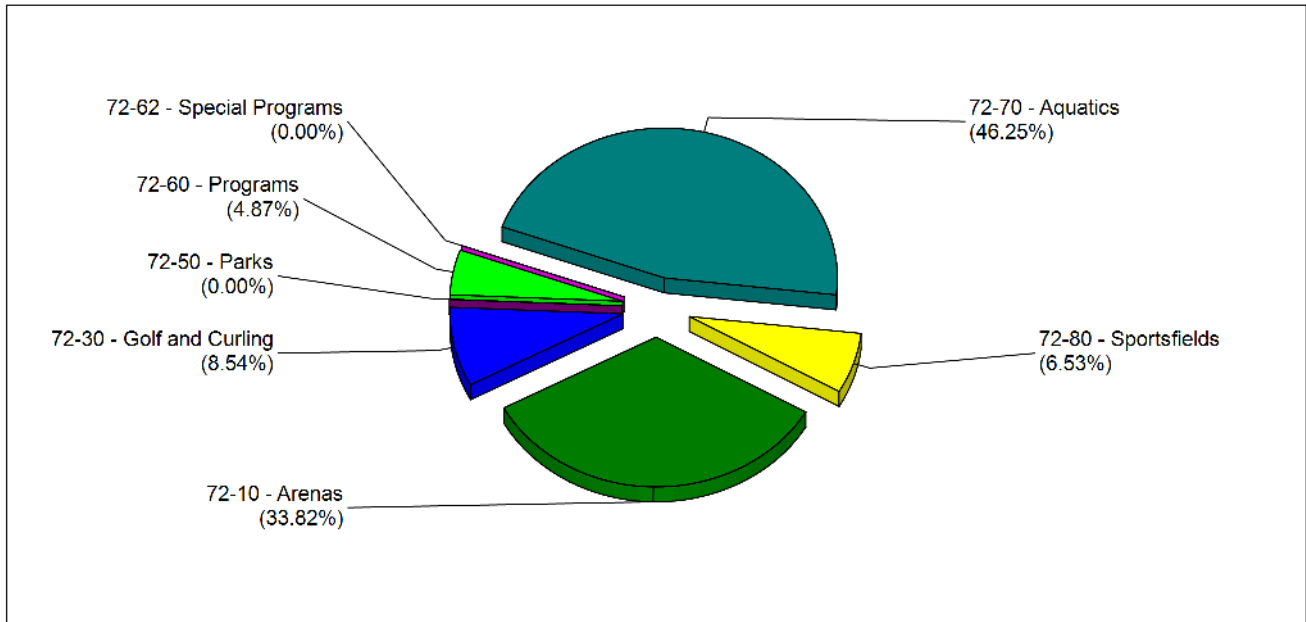
Parks and Recreation
2016 Expenditures by Costing Center



Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Parks and Recreation 2016 Costing Center Revenues

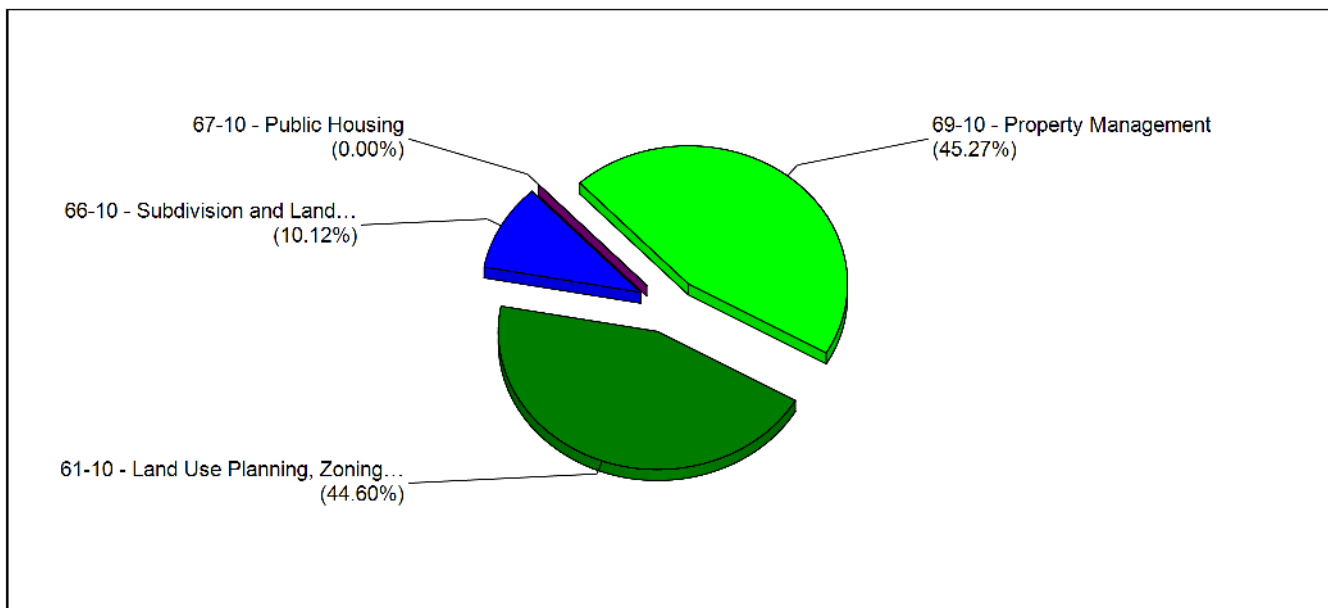


Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Program	2015 Budget	2016 Budget	Change	% Change
Revenue				
61-10 - Land Use Planning, Zoning and Development	347,620	267,620	(80,000)	-23.01%
66-10 - Subdivision and Land Development	120,000	136,000	16,000	13.33%
67-10 - Public Housing	34,671	0	(34,671)	-100.00%
69-10 - Property Management	133,969	207,042	73,073	54.54%
	636,260	610,662	(25,598)	-4.02%
Expenditures				
61-10 - Land Use Planning, Zoning and Development	691,820	599,187	(92,633)	-13.39%
66-10 - Subdivision and Land Development	120,000	136,000	16,000	13.33%
67-10 - Public Housing	34,671	0	(34,671)	-100.00%
69-10 - Property Management	573,137	608,202	35,065	6.12%
	1,419,628	1,343,389	(76,239)	-5.37%
Total	783,368	732,727	(50,641)	-6.46%

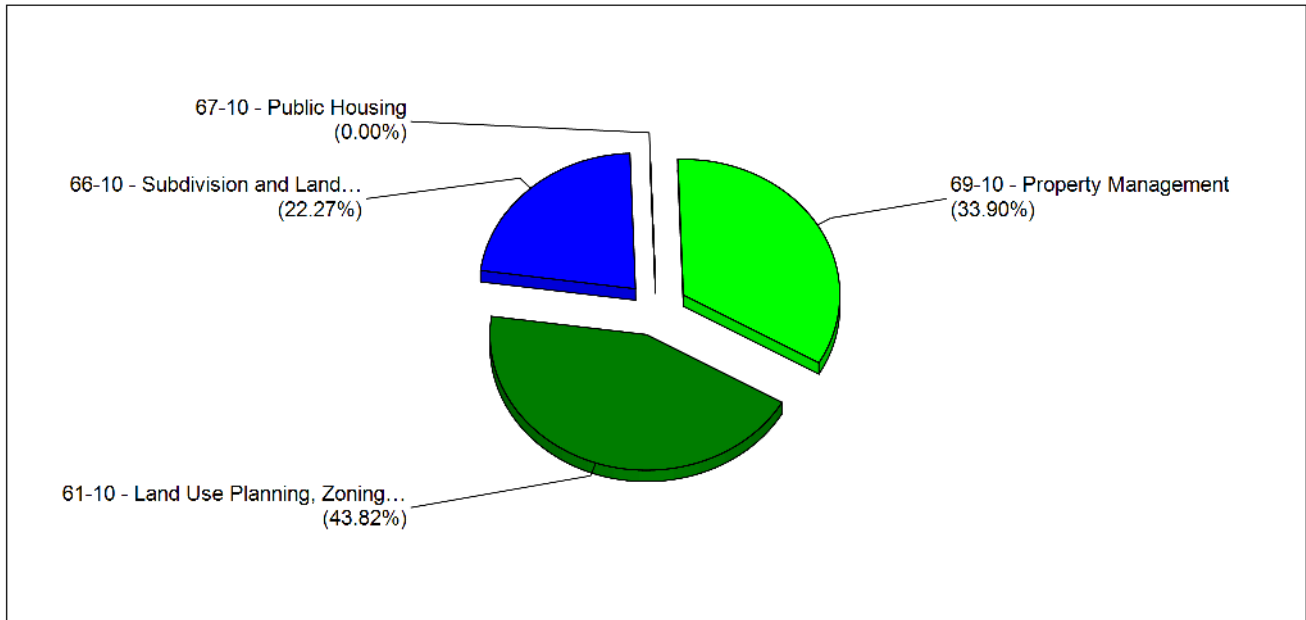
Planning and Development
2016 Expenditures by Costing Center



Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Planning and Development 2016 Costing Center Revenues

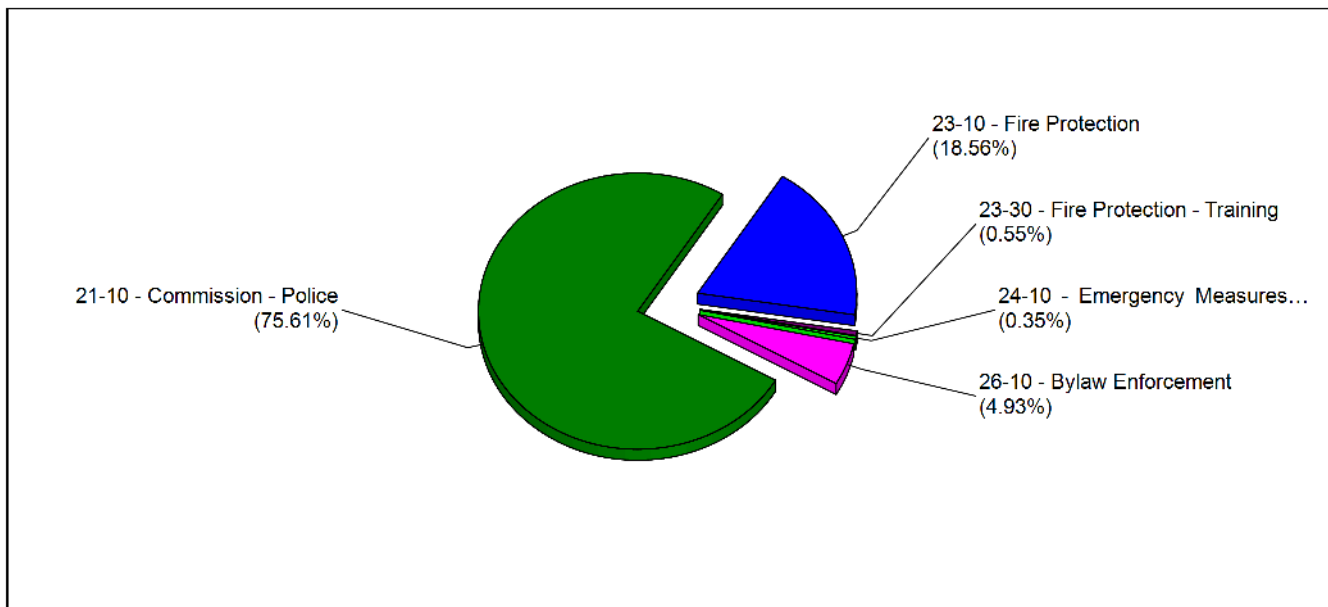


Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Program	2015 Budget	2016 Budget	Change	% Change
Revenue				
21-10 - Commission - Police	1,083,750	1,110,052	26,302	2.43%
23-10 - Fire Protection	296,299	340,740	44,441	15.00%
23-30 - Fire Protection - Training	0	23,800	23,800	100.00%
26-10 - Bylaw Enforcement	18,100	14,100	(4,000)	-22.10%
	1,398,149	1,488,692	90,543	6.48%
Expenditures				
21-10 - Commission - Police	3,166,355	3,277,762	111,407	3.52%
23-10 - Fire Protection	792,491	804,656	12,165	1.54%
23-30 - Fire Protection - Training	0	23,800	23,800	100.00%
24-10 - Emergency Measures and Disaster Service	17,960	14,960	(3,000)	-16.70%
26-10 - Bylaw Enforcement	205,249	213,883	8,634	4.21%
	4,182,055	4,335,061	153,006	3.66%
Total	2,783,906	2,846,369	62,463	2.24%

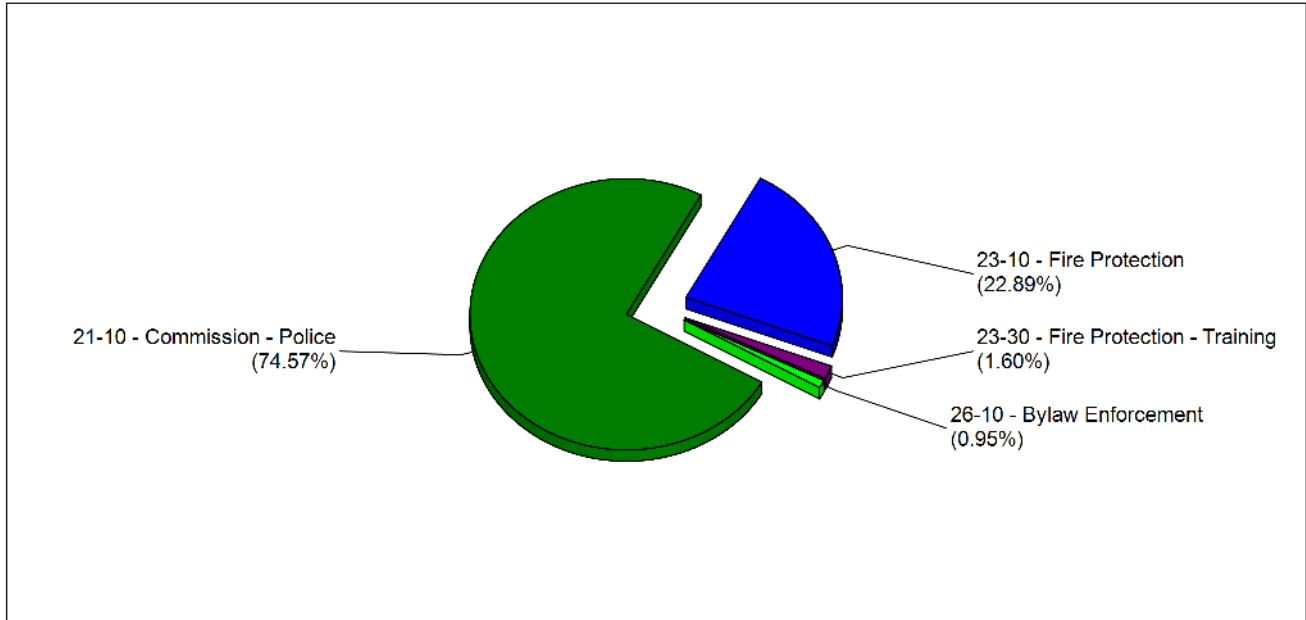
Protective Services
2016 Expenditures by Costing Center



Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Protective Services 2016 Costing Center Revenues

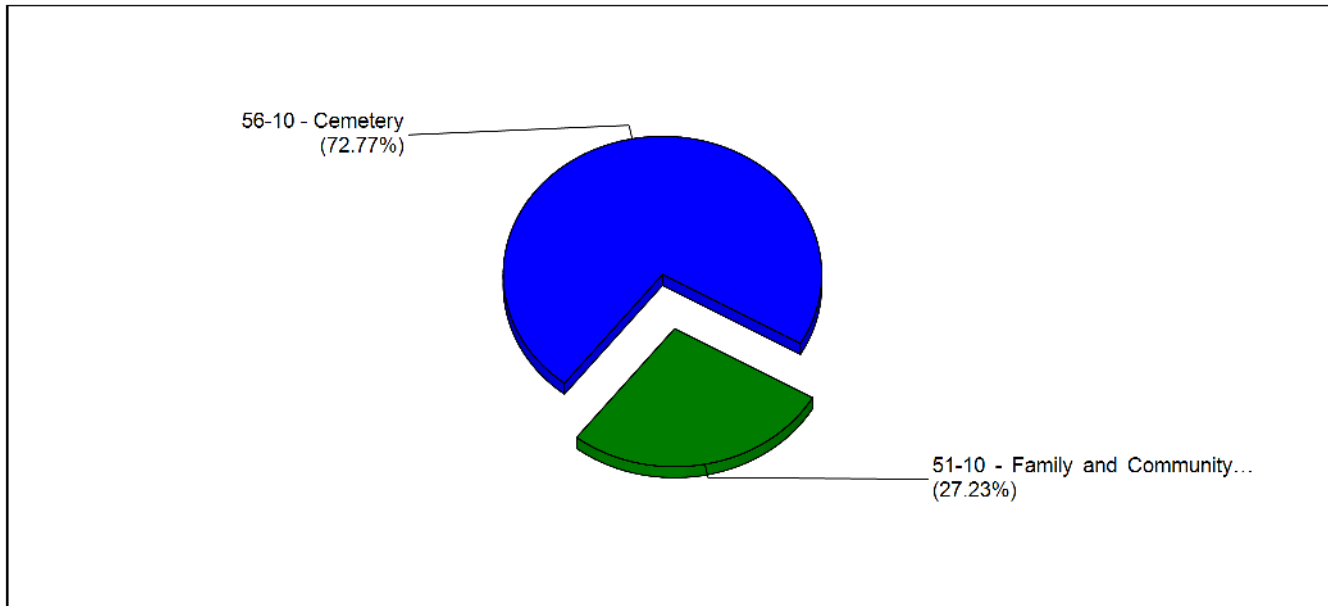


Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Program	2015 Budget	2016 Budget	Change	% Change
Revenue				
56-10 - Cemetery	81,010	63,026	(17,984)	-22.20%
	81,010	63,026	(17,984)	-22.20%
Expenditures				
51-10 - Family and Community Support Services	57,467	60,650	3,183	5.54%
56-10 - Cemetery	170,102	162,104	(7,998)	-4.70%
	227,569	222,754	(4,815)	-2.12%
Total	146,559	159,728	13,169	8.99%

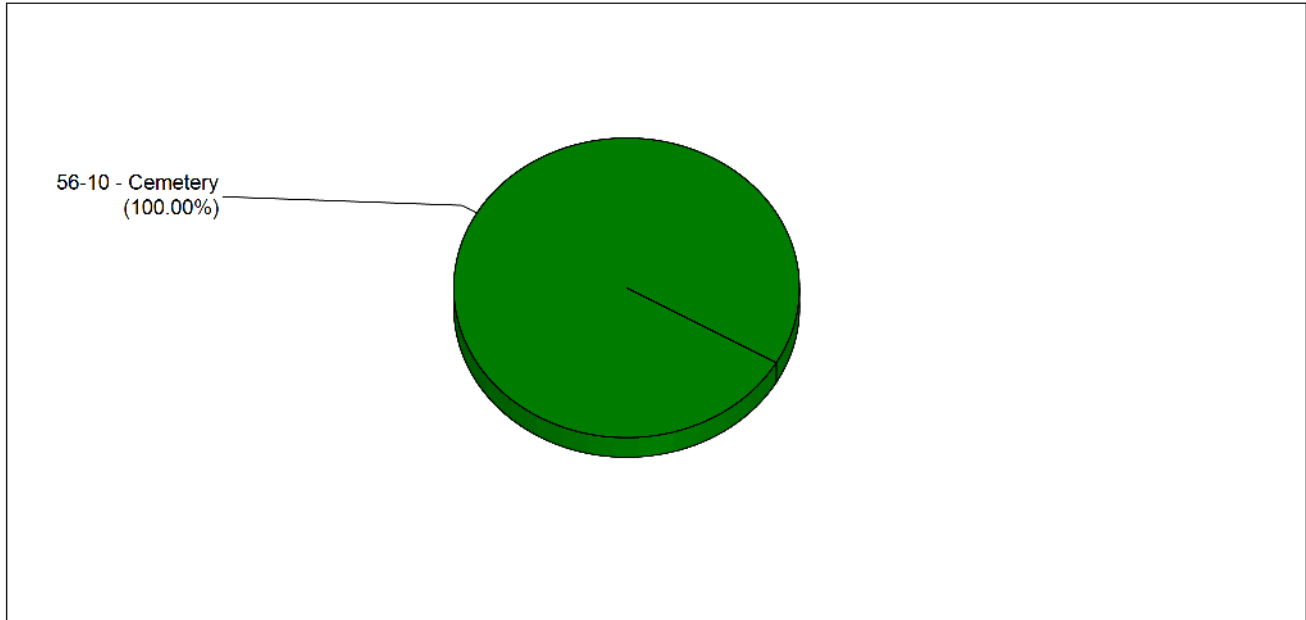
Public Health and Welfare Services
2016 Expenditures by Costing Center



Revenues and Expenditures by Costing Center

Budget Year 2016 Budget

Public Health and Welfare Services 2016 Costing Center Revenues

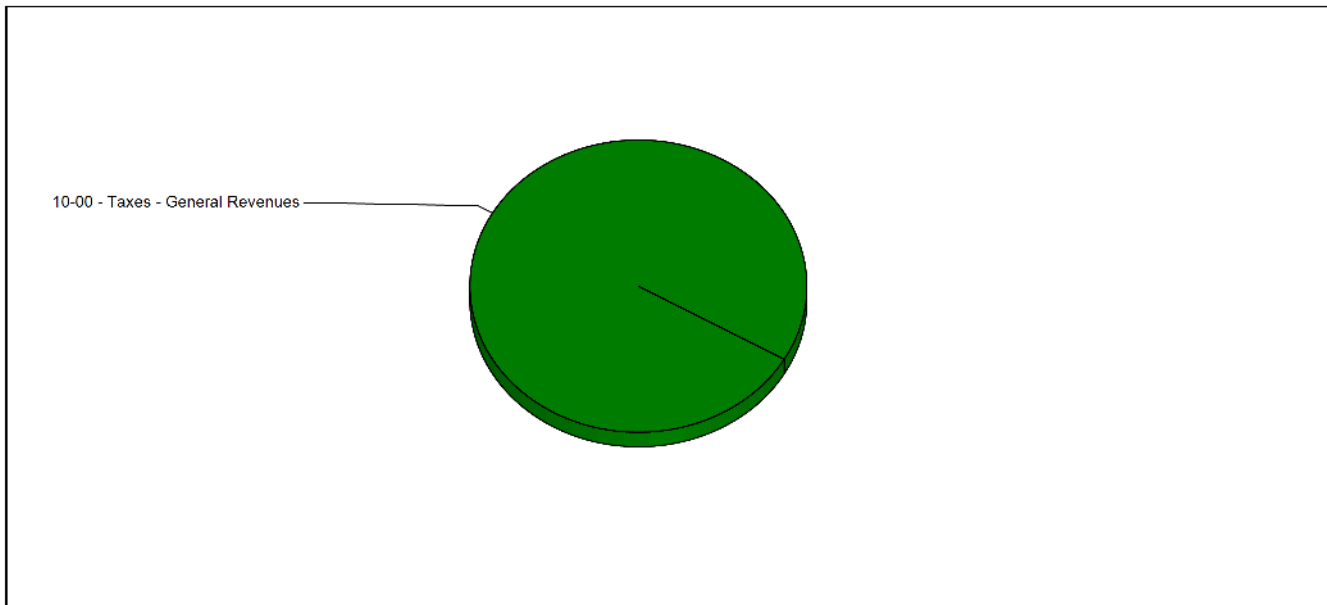


Budget Forecast by Costing Center

Budget Year 2016 Budget

Program	2015 Budget	2016 Budget	Change	% Change
Revenue				
10-00 - Taxes - General Revenues	10,131,186	10,521,256	390,070	3.85%
	10,131,186	10,521,256	390,070	3.85%
Expenditures				
10-00 - Taxes - General Revenues	410,085	576,418	166,333	40.56%
	410,085	576,418	166,333	40.56%
Total	(9,721,101)	(9,944,838)	(223,737)	2.30%

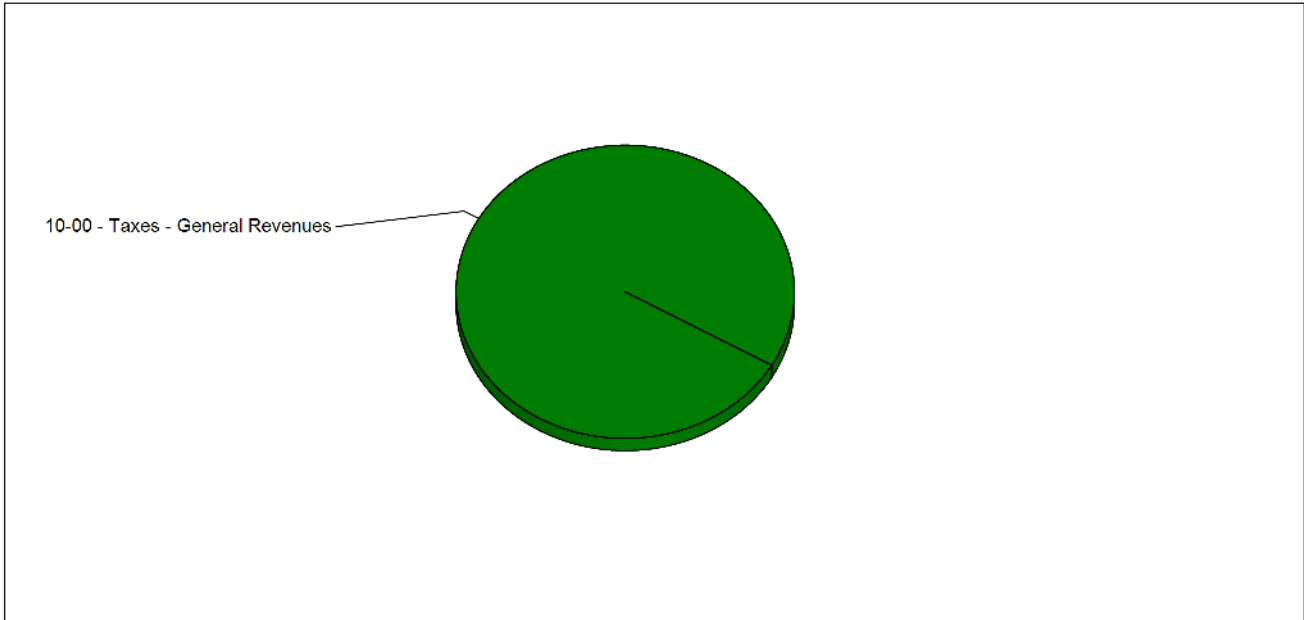
Taxes and General Revenues
2016 Expenditures by Costing Center



Budget Forecast by Costing Center

Budget Year 2016 Budget

Taxes and General Revenues 2016 Costing Center Revenues

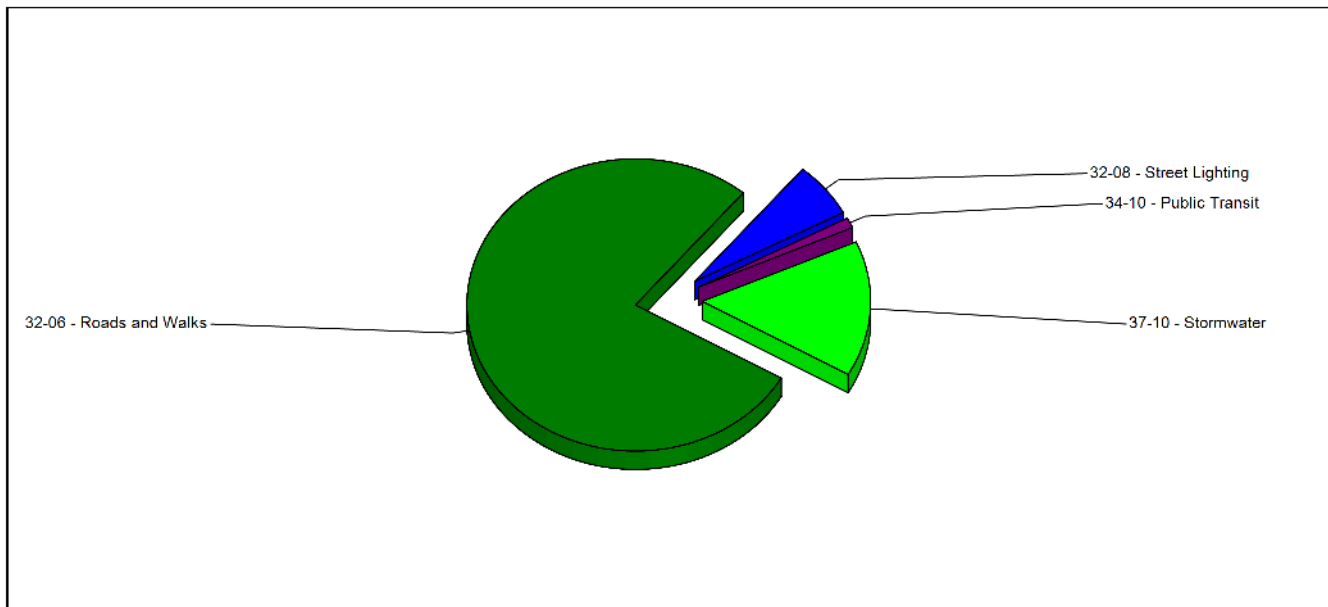


Budget Forecast by Costing Center

Budget Year 2016 Budget

Program	2015 Budget	2016 Budget	Change	% Change
Revenue				
32-06 - Roads and Walks	288,500	63,500	(225,000)	-77.99%
37-10 - Stormwater	488,700	412,460	(76,240)	-15.60%
	777,200	475,960	(301,240)	-38.76%
Expenditures				
32-06 - Roads and Walks	3,796,054	3,560,686	(235,368)	-6.20%
32-08 - Street Lighting	280,210	280,000	(210)	-0.07%
34-10 - Public Transit	52,400	52,400	0	0.00%
37-10 - Stormwater	788,396	687,509	(100,887)	-12.80%
	4,917,060	4,580,595	(336,465)	-6.84%
Total	4,139,860	4,104,635	(35,225)	-0.85%

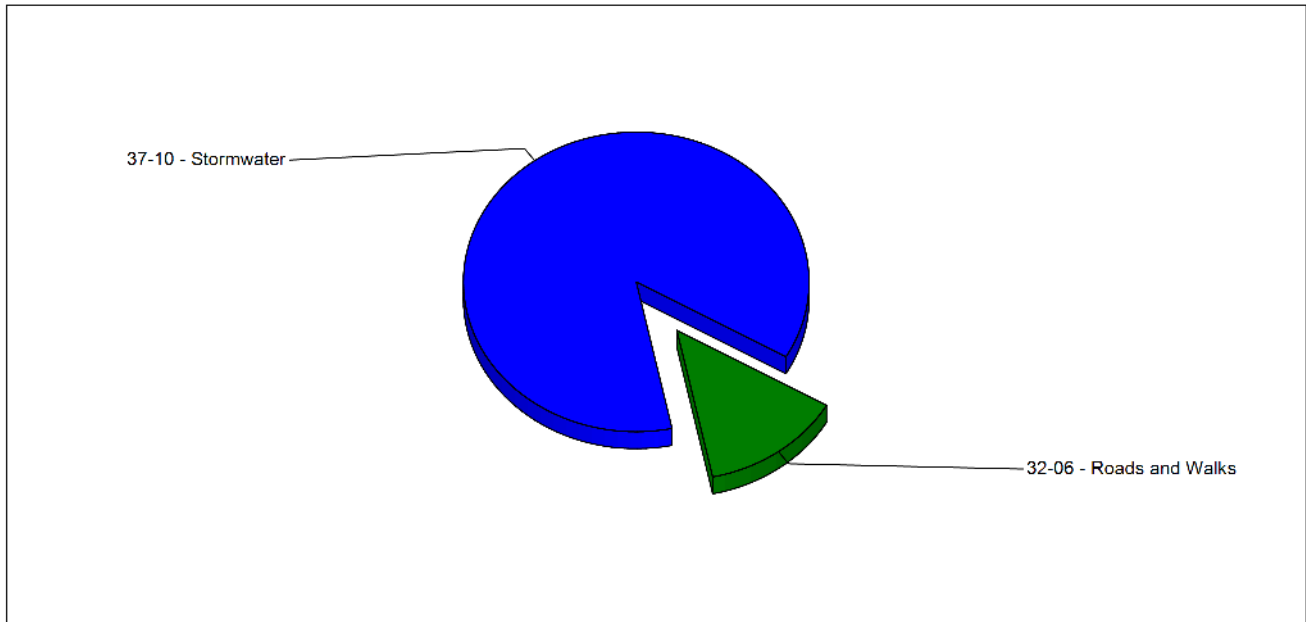
Transportation Services
2016 Expenditures by Costing Center



Budget Forecast by Costing Center

Budget Year 2016 Budget

Transportation Services 2016 Costing Center Revenues



2016 - 2018
PROPOSED
CAPITAL BUDGET



Presented to Council November 23, 2015

Town of Taber: Proposed Capital Budget Purchases

Budget Year: 2015 - 2018

Rank		Total 2015 after adjustments	2016	2017	2018
	Engineering structures				
	2015 Project - Bi-annual Capital Works Program	2,752,379	0	0	0
	<i>Funding: BMTG</i>	(972,480)			
	<i>Funding: Infrastructure Reserves</i>	(1,779,899)			
	2014 Project - 46th Avenue Sidewalk	0	0	0	0
	<i>Funding: Infrastructure Reserves</i>	0			
1	2014 Project - Eureka Development & Intersection	4,950,000	400,000	0	0
	<i>Funding: MSI</i>	(4,950,000)	(400,000)		
	2018 Project - Eureka Phase 2	0			2,000,000
	<i>Funding: MSI</i>	0			(2,000,000)
3	2014 Project - 50th Street Gateway	0	350,000	650,000	0
	<i>Funding: Infrastructure Reserves</i>	0	(350,000)	(650,000)	
	2016 Project - Downtown Bulb Out	0	0	275,000	0
	<i>Funding: Infrastructure Reserves</i>	0	0	(275,000)	
2	2016 Project - Downtown Street Light Program	0	200,000	0	0
	<i>Funding: Energy Conservation Reserves</i>	0	(200,000)	0	
2	2016 Surface Works	0	425,000	0	0
	<i>Funding: Infrastructure Reserves</i>	0	(425,000)	0	
	64th Ave Asphalt Overlay Hwy 864 to 50th Street	0	0	906,000	0
	<i>Funding: Infrastructure Reserves</i>	0		(906,000)	
	64th Ave Asphalt Overaly Hwy 36 to 50th Street (including 125k in engineering cost)	0	0	1,016,000	0
	<i>Funding: BMTG</i>	0		(903,000)	
	<i>Funding: Infrastructure Reserves</i>	0		(113,000)	
	Barton Drive Underground Utilities	0	0	166,000	0
	<i>Funding: Infrastructure Reserves</i>	0		(166,000)	
	2017 Project - Bi-annual Capital Works Program	0	0	0	0
	<i>Funding: BMTG</i>	0	0	0	
	<i>Funding: Infrastructure Reserves</i>	0	0	0	
	Roads, Walks, and Street Lighting	7,702,379	1,375,000	3,013,000	2,000,000
2	2015 Project - East Taber Industrial Storm System - Phase III	92,000	6,130,000	0	0
	<i>Funding: Other Grants</i>	(82,800)	(4,904,000)	0	0
2	<i>Funding: Infrastructure Reserves</i>	(9,200)	(1,226,000)	0	0
2	2016 Project - 57th Street Drainage redirection	73,700	390,000	0	0
	<i>Funding: Infrastructure Reserves</i>	(73,700)	(390,000)	0	0
	Stormwater Management	165,700	6,520,000	0	0
	2013 Project - North Pump Station Upgrades	390,000	0	396,000	0
	<i>Funding: FGTF</i>	(390,000)		(396,000)	
	2018 Project - Clearwell Reservoir (Treated water storage)	0	0	250,000	5,000,000
	<i>Funding: AMWWP</i>	0		(94,000)	(1,880,000)
	<i>Funding: Proceeds from Long-term Debt</i>	0	0	0	(3,120,000)
	<i>Funding: Infrastructure Reserves</i>	0	0	(156,000)	0
	2015 Project - Replace Filter Gallery Piping	392,000	0	0	0
	<i>Funding: Infrastructure Reserves</i>	(392,000)	0	0	
	2016 Project - Upgrade high lift pumps to VFD rated motors	0	0	200,000	0
	<i>Funding: Infrastructure Reserves</i>	0	0	(200,000)	
	2017 Project - Water Loading Station Pavement	0	0	90,000	0
	<i>Funding: Infrastructure Reserves</i>	0	0	(90,000)	
	Water Supply and Distribution	782,000	0	936,000	5,000,000

Town of Taber: Proposed Capital Budget Purchases

Budget Year: 2015 - 2018

Rank		Total 2015 after adjustments	2016	2017	2018
	2015 Project - Industrial Lagoons Upgrades	400,000	4,398,000	0	
3	<i>Funding: FGTF</i>	0	(527,865)	0	0
3	<i>Funding: Infrastructure Reserves</i>	(400,000)	0	0	0
3	<i>Funding: Development Levies Reserves</i>	0	(500,000)	0	0
3	<i>Funding: Proceeds from Long-term Debt</i>	0	(3,370,135)	0	0
	2015 Project - Effluent Irrigation System	475,000	0	0	
	<i>Funding: Infrastructure Reserves</i>	(475,000)	0	0	0
	2016 Project - BNR Plant Sludge Dewatering System Upgrade	0	0	0	1,300,000
	<i>Funding: Infrastructure Reserves</i>	0	0	0	(1,300,000)
	2016 Project - Effluent Irrigation System Pump Station Upgrades	0	0	550,000	
	<i>Funding: Infrastructure Reserves</i>	0	0	(550,000)	0
	2018 Project - Storm Water Retention Pond				1,500,000
	<i>Funding: FGTF</i>				(435,865)
	<i>Funding: Infrastructure Reserves</i>	0	0	0	(1,064,135)
	2016 Project - Sludge Dewatering System Upgrade	0	330,000	0	
3	<i>Funding: Infrastructure Reserves</i>	0	(330,000)	0	0
	Wastewater Treatment and Disposal	875,000	4,728,000	550,000	2,800,000
	2015 Project - Arena South Access Ramp & Retaining Walls Rehab	50,000	0	0	
	<i>Funding: Infrastructure Reserves</i>	(50,000)	0	0	0
	Arenas	50,000	0	0	0
	2016 Project - Community Centre Parking Area Pavement	0	0	0	0
	Auditorium	0	0	0	0
	Total:Engineering structures	9,575,079	12,623,000	4,499,000	9,800,000

Town of Taber: Proposed Capital Budget Purchases

Budget Year: 2015 - 2018

Rank		Total 2015 after adjustments	2016	2017	2018
	Buildings				
3	2010 Project - Admin Bldg Energy Retrofit & Re-design	0	625,000	600,000	
	<i>Funding: Buildings Reserves</i>	0	(625,000)	(600,000)	
	Administration - CAO	0	625,000	600,000	0
1	2014 Project - Emergency Training Centre	315,000	85,000	200,000	
1	<i>Funding: Donations</i>	(175,000)	(50,000)	(50,000)	
	<i>Funding: Buildings Reserves</i>	(140,000)	(35,000)	(150,000)	0
	Fire Protection	315,000	85,000	200,000	0
	2016 Project - Animal Control Building	0	0	150,000	
	<i>Funding: Buildings Reserves</i>	0	0	(150,000)	0
	Bylaw Enforcement	0	0	150,000	0
	2015 Project - EMPTY Pesticide Containment Shed	0	0	0	
	<i>Funding: Buildings Reserves</i>	0	0	0	0
	Waste Management - Landfill	0	0	0	0
	2012 Project - Taber Centre for the Performing Arts	0	0	6,000,000	
	<i>Funding: Donations</i>	0	0	(4,800,000)	0
	<i>Funding: Proceeds from Long-term Debt</i>	0	0	(1,200,000)	0
	2014 Project - Gymnastics Club Land Purchase	100,000	0	0	0
	<i>Funding: Buildings Reserves</i>	(100,000)	0	0	0
2	2014 Project - Old Court House / WINDOWS	142,000	75,000	0	
2	<i>Funding: Buildings Reserves</i>	(142,000)	(37,500)	0	0
	<i>Funding: Other Grants</i>	0	(37,500)	0	0
3	2015 Project - Historic Courthouse / EXTERIOR UPGRADES	80,000	200,000	200,000	
3	<i>Funding: Other Grants</i>	(40,000)	(50,000)	(100,000)	0
	<i>Funding: Buildings Reserves</i>	(40,000)	(150,000)	(100,000)	0
	Property Management	322,000	275,000	6,200,000	0
	2014 Project - Large Arena Snow Melt Pit	24,000	0	0	
	<i>Funding: Buildings Reserves</i>	(24,000)	0	0	0
	2015 Project - Arena Dressing Rooms, Referee & Mechanical Rooms	546,250	0	0	
	<i>Funding: Buildings Reserves</i>	(546,250)	0	0	0
2	2015 Project - Arena Refrigeration/ Mechanical Systems Upgrade	50,000	1,409,000	515,000	265,000
2	<i>Funding: Buildings Reserves</i>	(50,000)	(684,000)	0	0
	<i>Funding: MSI</i>	0	(725,000)	(515,000)	(265,000)
	2017 Project - Roof Replacement	0	0	500,000	
	<i>Funding: Buildings Reserves</i>	0	0	(500,000)	0
	Arenas	620,250	1,409,000	1,015,000	265,000
	2018 Project - Tile Deck Replacement	0	0	0	250,000
	<i>Funding: Buildings Reserves</i>	0	0	0	(250,000)
	Aquatics	0	0	0	250,000
	2016 Project - Curling Facility Rehab	0	0	250,000	
	<i>Funding: Proceeds from Long-term Debt</i>	0	0	(250,000)	0
	Golf and Curling	0	0	250,000	0
	2015 Project - Rec Maintenance Building @ Public works shop	0	0	90,000	
	<i>Funding: Buildings Reserves</i>	0	0	(90,000)	0
	2017 Project - Washroom and Concession	0	0	100,000	0
	<i>Funding: Buildings Reserves</i>	0	0	(100,000)	0
	Sportsfields	0	0	190,000	0
	2016 Project - Auditorium Facility Modernization & Mechanical System Upgrade	0	0	20,000	500,000
	<i>Funding: Proceeds from Long-term Debt</i>	0	0	(20,000)	(500,000)
	Auditorium	0	0	20,000	500,000
	Total: Buildings	1,257,250	2,394,000	8,625,000	1,015,000

Town of Taber: Proposed Capital Budget Purchases

Budget Year: 2015 - 2018

Rank		Total 2015 after adjustments	2016	2017	2018
	Machinery & equipment				
	2015 Project - Energy Conservation Program	0	0	0	
	<i>Funding: Energy Conservation Reserves</i>	0	0	0	0
	2016 Project - CCTV System	0	0	0	
	Administration - CAO	0	0	0	0
	2015 Project - Annual Computer Replacement	56,300	0	0	
	<i>Funding: Equipment Reserves</i>	(56,300)	0	0	0
2	2016 Project - Annual Computer Replacement	0	50,000	0	
	<i>Funding: Equipment Reserves</i>	0	(50,000)	0	0
	2017 Project - Annual Computer Replacement	0	0	50,000	
	<i>Funding: Equipment Reserves</i>	0	0	(50,000)	0
	2018 Project - Annual Computer Replacement	0	0	0	55,000
	<i>Funding: Equipment Reserves</i>	0	0	0	(55,000)
	2015 Project - Microsoft Software for Regional Dispatch	22,100	0	0	
	<i>Funding: Equipment Reserves</i>	(22,100)	0	0	0
	2015 Project - Virtual City Hall	0	0	50,555	
	<i>Funding: Equipment Reserves</i>	0	0	(50,555)	0
	2015 Project - Diamond Permitting Module	10,000	0	0	
	<i>Funding: Equipment Reserves</i>	(10,000)	0	0	0
1	2015 Project - Facilities & Recreation Software Upgrades	0	30,000	0	
	<i>Funding: Equipment Reserves</i>	0	(30,000)	0	0
	2015 Project - Diamond Software Version Upgrade	0	0	30,000	
	<i>Funding: Equipment Reserves</i>	0	0	(30,000)	0
	2015 Project - 42" Plotter	8,000	0	0	
	<i>Funding: Equipment Reserves</i>	(8,000)	0	0	0
	2015 Project - Switch Stack	14,000	0	0	
	<i>Funding: Equipment Reserves</i>	(14,000)	0	0	0
	2015 Project - Server UPS Batteries	10,000	0	0	
	<i>Funding: Equipment Reserves</i>	(10,000)	0	0	0
3	2015 Project - Wireless Upgrade	0	30,000	0	
	<i>Funding: Equipment Reserves</i>	0	(30,000)	0	0
1	2016 Project - Server Upgrades	0	38,500	0	
	<i>Funding: Equipment Reserves</i>	0	(38,500)	0	0
	2016 Project - Penny Timesheets	0	0	10,000	
	<i>Funding: Equipment Reserves</i>	0	0	(10,000)	0
	2016 Project - Telephone System Replacement	0	0	50,000	
	<i>Funding: Equipment Reserves</i>	0	0	(50,000)	0
3	2016 Project - VPN Appliance	0	3,500	0	
	<i>Funding: Equipment Reserves</i>	0	(3,500)	0	0
	Administration - IT	120,400	152,000	190,555	55,000
1	2014 Project - Radio Console	0	42,000	0	
	<i>Funding: Equipment Reserves</i>	0	(42,000)	0	0
	2014 Project - Computer Aided Dispatch CAD	205,411	0	0	
	<i>Funding: Other Grants</i>	(130,411)	0	0	0
	<i>Funding: Equipment Reserves</i>	(75,000)	0	0	0
1	2016 Project - Eventide Recording	0	30,000	0	
	<i>Funding: Equipment Reserves</i>	0	(30,000)	0	0
	Police	205,411	72,000	0	0
	2016 Project - Fire Two-way Radio System	0	0	250,000	
	<i>Funding: Equipment Reserves</i>	0	0	(250,000)	0
	2013 Project - Portable Generator for EOC	31,500	0	0	0
	<i>Funding: Equipment Reserves</i>	(31,500)	0	0	0
	Fire Protection	31,500	0	250,000	0

Town of Taber: Proposed Capital Budget Purchases

Budget Year: 2015 - 2018

Rank		Total 2015 after adjustments	2016	2017	2018
	2015 Project - Back Hoe Loader	0	0	130,000	
	<i>Funding: Equipment Reserves</i>	0	0	(130,000)	0
	2015 Project - Public Works Shop Equipment	40,000	0	0	
	<i>Funding: Equipment Reserves</i>	(40,000)	0	0	0
	2015 Project - Line Painter	9,000	0	0	
	<i>Funding: Equipment Reserves</i>	(9,000)	0	0	0
	2015 Project - Hanging Planters & Pots	7,000	0	0	
	<i>Funding: Equipment Reserves</i>	(7,000)	0	0	0
2	2016 Project - Hanging Planters & Pots	0	7,000	0	
	<i>Funding: Equipment Reserves</i>	0	(7,000)	0	0
	2017 Project - Hanging Planters & Pots	0	0	7,000	
	<i>Funding: Equipment Reserves</i>	0	0	(7,000)	0
	2016 Project - Bobcat ToolCat	0	0	75,000	
	<i>Funding: Equipment Reserves</i>	0	0	(75,000)	0
2	2017 Project - Wheeled Excavator	0	298,100	0	
	<i>Funding: Equipment Reserves</i>	0	(298,100)	0	0
	Roads, Walks, and Street Lighting	56,000	305,100	212,000	0
	2015 Project - Sickle Mowing Bucket	70,000	0	0	
	<i>Funding: Equipment Reserves</i>	(70,000)	0	0	0
	2015 Project - Tri-deck Mower	24,500	0	0	
	<i>Funding: Equipment Reserves</i>	(24,500)	0	0	0
	2015 Project - Tri-deck Mower	30,000	0	0	
	<i>Funding: Equipment Reserves</i>	(30,000)	0	0	0
	Stormwater Management	124,500	0	0	0
	2015 Project - Water Meter Replacement Program	250,000	0	0	
	<i>Funding: Equipment Reserves</i>	(250,000)	0	0	0
1	2016 Project - Water Meter Replacement Program	0	250,000	0	
	<i>Funding: Equipment Reserves</i>	0	(250,000)	0	0
	2017 Project - Water Meter Replacement Program	0	0	250,000	
	<i>Funding: Equipment Reserves</i>	0	0	(250,000)	0
	2017 Project - Upgrade Generator at WTP	0	0	350,000	
	<i>Funding: Proceeds from Long-term Debt</i>	0	0	(350,000)	0
	2018 Project - Hach WIMS	0	0	0	100,000
	<i>Funding: Equipment Reserves</i>	0	0	0	(100,000)
	2018 Project - North Pump Station Generator	0	0	0	324,000
	<i>Funding: Equipment Reserves</i>	0	0	0	(324,000)
	2018 Project - PLC Replacement	0	0	0	400,000
	<i>Funding: Equipment Reserves</i>	0	0	0	(400,000)
	2018 Project - Water Meter Replacement Program	0	0	0	250,000
	<i>Funding: Equipment Reserves</i>	0	0	0	(250,000)
	Water Supply and Distribution	250,000	250,000	600,000	1,074,000
1	2011 Project - Small Roll Out Carts	0	520,000	0	
	<i>Funding: Equipment Reserves</i>	0	(520,000)	0	0
1	2016 Project - RFID software (for collection carts)	0	40,000		
	<i>Funding: Equipment Reserves</i>	0	(40,000)		
	2017-18 Project - Commercial Industrial Multifamily collection carts	0		250,000	250,000
	<i>Funding: Equipment Reserves</i>	0		(250,000)	(250,000)
	2015 Project - Solid Waste Bins Program (Tan)	0	0	0	
	<i>Funding: Equipment Reserves</i>	0	0	0	0
	2015 Project - Waste & Recycling Containers	0	0	15,000	15,000
	<i>Funding: Equipment Reserves</i>	0	0	(15,000)	(15,000)
2	2016 Project - Waste and Recycling Container	0	15,000	0	
	<i>Funding: Other Grants</i>	0	(15,000)	0	0
	Waste Management - Collection Systems	0	575,000	265,000	265,000

Town of Taber: Proposed Capital Budget Purchases

Budget Year: 2015 - 2018

Rank		Total 2015 after adjustments	2016	2017	2018
	2015 Project - Scissor Lift	25,000	0	0	
	<i>Funding: Equipment Reserves</i>	(25,000)	0	0	0
	2015 Project - CCTV Equipment	8,000	0	0	
	<i>Funding: Equipment Reserves</i>	(8,000)	0	0	0
	Property Management	33,000	0	0	0
	2015 Project - Zero Turn Mower	17,850	0	0	
	<i>Funding: Equipment Reserves</i>	(17,850)	0	0	0
	2016 Project - Zero Turn Mower	0	0	18,550	0
	<i>Funding: Equipment Reserves</i>	0	0	(18,550)	0
	2017 Project - Zero Turn Mower	0	0	0	19,000
	<i>Funding: Equipment Reserves</i>	0	0	0	(19,000)
	2016 Project - CCTV System - Skate/Spray Park	0	0	15,000	15,000
	<i>Funding: Equipment Reserves</i>	0	0	(15,000)	(15,000)
	Parks	17,850	0	33,550	34,000
	2015 Project - Ball Diamond Groomer	0	0	0	14,000
	<i>Funding: Equipment Reserves</i>	0	0	0	(14,000)
	2016 Project - Mini Excavator	0	50,000	0	
	<i>Funding: Equipment Reserves</i>	0	(50,000)	0	0
3	2016 Project - Utility Vehicle - Side by Side	0	0	0	25,000
	<i>Funding: Equipment Reserves</i>	0	0	0	(25,000)
	Sportsfields	0	50,000	0	39,000
	2016 Project - CCTV System - Outdoor Facility Security	0	0	0	0
	<i>Funding: Equipment Reserves</i>	0	0	0	0
	Auditorium	0	0	0	0
	Total: Machinery & equipment	838,661	1,404,100	1,551,105	1,467,000

Town of Taber: Proposed Capital Budget Purchases

Budget Year: 2015 - 2018

Rank		Total 2015 after adjustments	2016	2017	2018
	Land improvements				
	2015 Project - Field of Honor Continuous Base	0	10,000	0	
2	<i>Funding: Infrastructure Reserves</i>	0	(5,000)		
2	<i>Funding: Donations</i>	0	(5,000)		
	2015 Project - Row K Development	54,000	0	0	65,000
	<i>Funding: Infrastructure Reserves</i>	(54,000)	0		(65,000)
	Cemetery	54,000	10,000	0	65,000
	2014 Project - 50 Avenue west end improvements	0	35,000	0	
3	<i>Funding: Infrastructure Reserves</i>	0	(35,000)		0
	2015 Project - Spray Park Asphalt Rehab	19,750	0	0	
	<i>Funding: Infrastructure Reserves</i>	(19,750)	0		0
	2015 Project - Trail extension to MD Park	7,500	100,000	0	
2	<i>Funding: Infrastructure Reserves</i>	(7,500)	(100,000)		0
	2015 Project - Confederation Park Playground Equipment Upgrade	70,000	0	0	
	<i>Funding: Donations</i>	(20,000)	0		0
	<i>Funding: Infrastructure Reserves</i>	(50,000)	0		0
	2016 Project - Kiwanis (South Side) - alberta blue cross fund		50,000		
2	<i>Funding: Donations</i>	0	(50,000)		0
	Parks	97,250	185,000	0	0
	2015 Project - Aluminum Sports Field Bleachers	8,000	0	0	
	<i>Funding: Infrastructure Reserves</i>	(8,000)	0		0
	2016 Project - Aluminum Sports Field Bleachers	0	0	8,500	
	<i>Funding: Infrastructure Reserves</i>	0	0	(8,500)	0
	2017 Project - Aluminum Sports Field Bleachers	0	0	0	8,750
	<i>Funding: Infrastructure Reserves</i>	0	0		(8,750)
	2016 Project - 4th Ball Diamond		250,000	0	0
3	<i>Funding: Infrastructure Reserves</i>	0	(250,000)		0
	Sportsfields	8,000	250,000	8,500	8,750
	Total:Land improvements	159,250	445,000	8,500	73,750

Town of Taber: Proposed Capital Budget Purchases

Budget Year: 2015 - 2018

Rank		Total 2015 after adjustments	2016	2017	2018
	Vehicles				
	2015 Project - Police Car	37,500	0	0	
	<i>Funding: Vehicle Reserves</i>	(37,500)	0		0
1	2016 Project - Police Car	0	37,500	0	
	<i>Funding: Vehicle Reserves</i>	0	(37,500)		0
	2017 Project - Police Car	0	0	37,500	
	<i>Funding: Vehicle Reserves</i>	0	0	(37,500)	0
	2018 Project - Police Car	0	0	0	37,500
	<i>Funding: Vehicle Reserves</i>	0	0		(37,500)
	Police	37,500	37,500	37,500	37,500
	2017 Project -Fire Engine Pumper	0	0	1,000,000	0
	<i>Funding: Vehicle Reserves</i>	0	0	(1,000,000)	0
	2018 Project -Command Unit	0	0	0	55,000
	<i>Funding: Vehicle Reserves</i>	0	0	0	(55,000)
	Fire Protection	0	0	1,000,000	55,000
	2015 Project - 3/4 Ton Truck	31,500	0	0	
	<i>Funding: Vehicle Reserves</i>	(31,500)	0		0
3	2016 Project - 1/2 Ton Truck - 1	0	35,000	0	
	<i>Funding: Vehicle Reserves</i>	0	(35,000)		0
3	2016 Project - Remote Control Mower	0	75,000	0	
	<i>Funding: Vehicle Reserves</i>	0	(75,000)		0
	2018 Project - Parking Lot Truck	0	0	0	100,000
	<i>Funding: Vehicle Reserves</i>	0	0		(100,000)
	2016 Project - Tandem Dump Truck	0	0	0	160,000
	<i>Funding: Vehicle Reserves</i>	0	0	0	(160,000)
	2016 Project - Street Sweeper	0	0	210,000	
	<i>Funding: Vehicle Reserves</i>	0	0	(210,000)	0
	2016 Project - 1/2 Ton Truck - 2	0	0	35,000	
	<i>Funding: Vehicle Reserves</i>	0	0	(35,000)	0
	Roads, Walks, and Street Lighting	31,500	110,000	245,000	260,000
	2015 Project - 3/4 Ton Truck	31,500	0	0	
	<i>Funding: Vehicle Reserves</i>	(31,500)	0	0	0
	Parks	31,500	0	0	0
1	2011 Project - Automated Sideload Collection Truck	0	300,000	0	
	<i>Funding: Vehicle Reserves</i>	0	(300,000)		0
1	2014 Project - Garbage Truck	0	300,000	0	
	<i>Funding: Vehicle Reserves</i>	0	(300,000)		0
	Waste Management - Collection Systems	0	600,000	0	0
	Total:Vehicles	100,500	747,500	1,282,500	352,500
	Total:Capital purchases	11,930,740	17,613,600	15,966,105	12,708,250

Just Ranking 1

2017				2018			
Opening Balance	Capital Requirements	Capital Contributions	Closing Balance	Opening Balance	Capital Requirements	Capital Contributions	Closing Balance
\$ 952,639	\$ -	\$ -	\$ 952,639	\$ 952,639	\$ -	\$ -	\$ 952,639
\$ 3,215,436	\$ (3,114,500)	\$ 1,250,130	\$ 1,351,066	\$ 1,351,066	\$ (2,437,885)	\$ 1,250,130	\$ 163,311
\$ 309,810	\$ (1,690,000)	\$ 118,690	\$ (1,261,500)	\$ (1,261,500)	\$ (250,000)	\$ 118,690	\$ (1,392,810)
\$ 505,067	\$ (1,201,105)	\$ 236,070	\$ (459,968)	\$ (459,968)	\$ (1,467,000)	\$ 236,070	\$ (1,690,898)
\$ 815,433	\$ -	\$ 24,241	\$ 839,674	\$ 839,674	\$ -	\$ 24,241	\$ 863,915
\$ 680,575	\$ (1,282,500)	\$ 153,580	\$ (448,345)	\$ (448,345)	\$ (352,500)	\$ 153,580	\$ (647,265)
\$ 145,061	\$ -	\$ -	\$ 145,061	\$ 145,061	\$ -	\$ -	\$ 145,061
\$ 1,013,473	\$ -	\$ -	\$ 1,013,473	\$ 1,013,473	\$ -	\$ -	\$ 1,013,473
\$ 368,698	\$ -	\$ 130,000	\$ 498,698	\$ 498,698	\$ -	\$ 130,000	\$ 628,698
\$ 8,006,192	\$ (7,288,105)	\$ 1,912,711	\$ 2,630,798	\$ 2,630,798	\$ (4,507,385)	\$ 1,912,711	\$ 36,124

2017				2018			
Opening Balance	Capital Requirements	Funding	Closing Balance	Opening Balance	Capital Requirements	Funding	Closing Balance
\$ 114,397	\$ (515,000)	1,496,765	\$ 1,096,162	\$ 1,096,162	\$ (2,265,000)	1,496,765	\$ 327,927
\$ -	\$ (94,000)	94,000	\$ -	\$ -	\$ (1,880,000)	1,880,000	\$ -
\$ 504,111	\$ (903,000)	502,800	\$ 103,911	\$ 103,911	\$ -	502,800	\$ 606,711
\$ 505,829	\$ (396,000)	455,414	\$ 565,243	\$ 565,243	\$ (435,865)	455,414	\$ 584,792
\$ 620,000	\$ (100,000)	505,000	\$ 1,025,000	\$ 1,025,000	\$ -	-	\$ 1,025,000
\$ 1,744,337	\$ (2,008,000)	\$ 3,053,979	\$ 2,790,316	\$ 2,790,316	\$ (4,580,865)	\$ 4,334,979	\$ 2,544,430

2017				2018			
Opening Balance	Capital Requirements	Funding	Closing Balance	Opening Balance	Capital Requirements	Funding	Closing Balance
\$ -	\$ (4,850,000)	4,850,000	\$ -	\$ -	\$ -	-	\$ -
\$ -	\$ (1,820,000)	1,820,000	\$ -	\$ -	\$ (3,620,000)	3,620,000	\$ -
\$ -	\$ (6,670,000)	\$ 6,670,000	\$ -	\$ -	\$ (3,620,000)	\$ 3,620,000	\$ -

Rankings 1 and 2

2017				2018			
Opening Balance	Capital Requirements	Capital Contributions	Closing Balance	Opening Balance	Capital Requirements	Capital Contributions	Closing Balance
\$ 952,639	\$ -	\$ -	\$ 952,639	\$ 952,639	\$ -	\$ -	\$ 952,639
\$ 1,069,436	\$ (3,114,500)	\$ 1,250,130	\$ (794,934)	\$ (794,934)	\$ (2,437,885)	\$ 1,250,130	\$ (1,982,689)
\$ (411,690)	\$ (1,690,000)	\$ 118,690	\$ (1,983,000)	\$ (1,983,000)	\$ (250,000)	\$ 118,690	\$ (2,114,310)
\$ 149,967	\$ (1,201,105)	\$ 236,070	\$ (815,068)	\$ (815,068)	\$ (1,467,000)	\$ 236,070	\$ (2,045,998)
\$ 815,433	\$ -	\$ 24,241	\$ 839,674	\$ 839,674	\$ -	\$ 24,241	\$ 863,915
\$ 680,575	\$ (1,282,500)	\$ 153,580	\$ (448,345)	\$ (448,345)	\$ (352,500)	\$ 153,580	\$ (647,265)
\$ 145,061	\$ -	\$ -	\$ 145,061	\$ 145,061	\$ -	\$ -	\$ 145,061
\$ 1,013,473	\$ -	\$ -	\$ 1,013,473	\$ 1,013,473	\$ -	\$ -	\$ 1,013,473
\$ 168,698	\$ -	\$ 130,000	\$ 298,698	\$ 298,698	\$ -	\$ 130,000	\$ 428,698
\$ 4,583,592	\$ (7,288,105)	\$ 1,912,711	\$ (791,802)	\$ (791,802)	\$ (4,507,385)	\$ 1,912,711	\$ (3,386,476)

2017				2018			
Opening Balance	Capital Requirements	Funding	Closing Balance	Opening Balance	Capital Requirements	Funding	Closing Balance
\$ (610,603)	\$ (515,000)	1,496,765	\$ 371,162	\$ 371,162	\$ (2,265,000)	1,496,765	\$ (397,073)
\$ -	\$ (94,000)	94,000	\$ -	\$ -	\$ (1,880,000)	1,880,000	\$ -
\$ 504,111	\$ (903,000)	502,800	\$ 103,911	\$ 103,911	\$ -	502,800	\$ 606,711
\$ 505,829	\$ (396,000)	455,414	\$ 565,243	\$ 565,243	\$ (435,865)	455,414	\$ 584,792
\$ 582,500	\$ (100,000)	505,000	\$ 987,500	\$ 987,500	\$ -	-	\$ 987,500
\$ 981,837	\$ (2,008,000)	\$ 3,053,979	\$ 2,027,816	\$ 2,027,816	\$ (4,580,865)	\$ 4,334,979	\$ 1,781,930

2017				2018			
Opening Balance	Capital Requirements	Funding	Closing Balance	Opening Balance	Capital Requirements	Funding	Closing Balance
\$ -	\$ (4,850,000)	4,850,000	\$ -	\$ -	\$ -	-	\$ -
\$ -	\$ (1,820,000)	1,820,000	\$ -	\$ -	\$ (3,620,000)	3,620,000	\$ -
\$ -	\$ (6,670,000)	\$ 6,670,000	\$ -	\$ -	\$ (3,620,000)	\$ 3,620,000	\$ -

All 3 Rankings

	2015				2016			
	Opening Balance	Capital Requirements	Capital Contributions	Closing Balance	Opening Balance	Capital Requirements	Capital Contributions	Closing Balance
Reserve Funds								
Capital Reserve - General	\$ 3,218,134	\$ -	1,500,000	\$ 1,718,134	\$ 1,718,134	\$ -	765,495	\$ 952,639
Capital Reserve - Infrastructure	\$ 2,684,663	\$ (3,319,049)	1,387,779	\$ 753,393	\$ 753,393	\$ (3,111,000)	2,462,043	\$ 104,436
Capital Reserve - Buildings	\$ 459,637	\$ (1,042,250)	808,733	\$ 226,120	\$ 226,120	\$ (1,531,500)	118,690	\$ (1,186,690)
Capital Reserve - Equipment Replacement	\$ 602,679	\$ (708,250)	1,325,068	\$ 1,219,497	\$ 1,219,497	\$ (1,389,100)	236,070	\$ 66,467
Capital Reserve - Land	\$ 999,749	\$ -	209,112	\$ 790,637	\$ 790,637	\$ -	24,796	\$ 815,433
Capital Reserve - Vehicles	\$ 1,068,222	\$ (100,500)	196,773	\$ 1,164,495	\$ 1,164,495	\$ (747,500)	153,580	\$ 570,575
Capital Reserve - MSR Restricted	\$ 136,813	\$ -	8,248	\$ 145,061	\$ 145,061	\$ -	-	\$ 145,061
Capital Reserve - Development Levies	\$ 955,848	\$ -	57,625	\$ 1,013,473	\$ 1,013,473	\$ (500,000)	-	\$ 513,473
Capital Reserve - Energy Conservation	\$ 121,932	\$ -	116,766	\$ 238,698	\$ 238,698	\$ (200,000)	130,000	\$ 168,698
Total	\$ 10,247,677	\$ (5,170,049)	\$ 2,191,880	\$ 7,269,508	\$ 7,269,508	\$ (7,479,100)	\$ 2,359,684	\$ 2,150,092
Grant Funding								
MSI	\$ 2,525,807	\$ (4,950,000)	1,441,825	\$ (982,368)	\$ (982,368)	\$ (1,125,000)	1,496,765	\$ (610,603)
AMWWP	\$ -	\$ -	-	\$ -	\$ -	\$ -	-	\$ -
BMTG	\$ 487,551	\$ (972,480)	486,240	\$ 1,311	\$ 1,311	\$ -	502,800	\$ 504,111
FGTF	\$ -	\$ (390,000)	440,415	\$ 50,415	\$ 50,415	\$ (527,865)	455,414	\$ (22,036)
Other	\$ 130,411	\$ (253,211)	137,800	\$ 15,000	\$ 15,000	\$ (5,006,500)	5,524,000	\$ 532,500
Total	\$ 3,143,769	\$ (6,565,691)	\$ 2,506,280	\$ (915,642)	\$ (915,642)	\$ (6,659,365)	\$ 7,978,979	\$ 403,972
Other								
Donations	\$ -	\$ (195,000)	195,000	\$ -	\$ -	\$ (105,000)	105,000	\$ -
Proceeds from Long-term Debt	\$ -	\$ -	-	\$ -	\$ -	\$ (3,370,135)	3,370,135	\$ -
Total	\$ -	\$ (195,000)	\$ 195,000	\$ -	\$ -	\$ (3,475,135)	\$ 3,475,135	\$ -

All 3 Rankings

2017				2018			
Opening Balance	Capital Requirements	Capital Contributions	Closing Balance	Opening Balance	Capital Requirements	Capital Contributions	Closing Balance
\$ 952,639	\$ -	\$ -	\$ 952,639	\$ 952,639	\$ -	\$ -	\$ 952,639
\$ 104,436	\$ (3,114,500)	\$ 1,250,130	\$ (1,759,934)	\$ (1,759,934)	\$ (2,437,885)	\$ 1,250,130	\$ (2,947,689)
\$ (1,186,690)	\$ (1,690,000)	\$ 118,690	\$ (2,758,000)	\$ (2,758,000)	\$ (250,000)	\$ 118,690	\$ (2,889,310)
\$ 66,467	\$ (1,201,105)	\$ 236,070	\$ (898,568)	\$ (898,568)	\$ (1,467,000)	\$ 236,070	\$ (2,129,498)
\$ 815,433	\$ -	\$ 24,241	\$ 839,674	\$ 839,674	\$ -	\$ 24,241	\$ 863,915
\$ 570,575	\$ (1,282,500)	\$ 153,580	\$ (558,345)	\$ (558,345)	\$ (352,500)	\$ 153,580	\$ (757,265)
\$ 145,061	\$ -	\$ -	\$ 145,061	\$ 145,061	\$ -	\$ -	\$ 145,061
\$ 513,473	\$ -	\$ -	\$ 513,473	\$ 513,473	\$ -	\$ -	\$ 513,473
\$ 168,698	\$ -	\$ 130,000	\$ 298,698	\$ 298,698	\$ -	\$ 130,000	\$ 428,698
\$ 2,150,092	\$ (7,288,105)	\$ 1,912,711	\$ (3,225,302)	\$ (3,225,302)	\$ (4,507,385)	\$ 1,912,711	\$ (5,819,976)

2017				2018			
Opening Balance	Capital Requirements	Funding	Closing Balance	Opening Balance	Capital Requirements	Funding	Closing Balance
\$ (610,603)	\$ (515,000)	1,496,765	\$ 371,162	\$ 371,162	\$ (2,265,000)	1,496,765	\$ (397,073)
\$ -	\$ (94,000)	94,000	\$ -	\$ -	\$ (1,880,000)	1,880,000	\$ -
\$ 504,111	\$ (903,000)	502,800	\$ 103,911	\$ 103,911	\$ -	502,800	\$ 606,711
\$ (22,036)	\$ (396,000)	455,414	\$ 37,378	\$ 37,378	\$ (435,865)	455,414	\$ 56,927
\$ 532,500	\$ (100,000)	505,000	\$ 937,500	\$ 937,500	\$ -	-	\$ 937,500
\$ 403,972	\$ (2,008,000)	\$ 3,053,979	\$ 1,449,951	\$ 1,449,951	\$ (4,580,865)	\$ 4,334,979	\$ 1,204,065

2017				2018			
Opening Balance	Capital Requirements	Funding	Closing Balance	Opening Balance	Capital Requirements	Funding	Closing Balance
\$ -	\$ (4,850,000)	4,850,000	\$ -	\$ -	\$ -	-	\$ -
\$ -	\$ (1,820,000)	1,820,000	\$ -	\$ -	\$ (3,620,000)	3,620,000	\$ -
\$ -	\$ (6,670,000)	\$ 6,670,000	\$ -	\$ -	\$ (3,620,000)	\$ 3,620,000	\$ -

Town of Taber

2016 Budget Deliberations - Changes since last council meeting

November 23, 2015

Operations:	Revenues	Expenses	Total
Recreation Department			
Change from original budget of 3% fee increase to 1.5% increase			
Programs	-\$ 590		-\$ 590
Sportsfields	-\$ 502		-\$ 502
Police - Commission			
Updated Amount received from local government - Barnwell	\$ 3,360		\$ 3,360
Fire - Protection			
Updated Amount received from local government - Barnwell	\$ 5,360		\$ 5,360
Special Programs			
Updated Amount to be received for sponsorship	\$ 5,000		\$ 5,000
Land Use Planning, Zoning and Development/ Subdivision and Land Development			
New Proposed full time position in planning- clerk typist 2		\$ 62,540	-\$ 62,540
With new proposed position will be able to increase land sales	\$ 62,540		\$ 62,540
Total Changes in Capital Budget	\$ 75,168	\$ 62,540	\$ 12,628
Capital:			
	Revenues	Expenses	Total
2015 Project - Trail extension to MD Park			
2015 Project - Trail extension to MD Park - updated costs		\$ 100,000	-\$ 100,000
2015 Project - Trail extension to MD Park - transfer from infrastructure reserves	\$ 100,000		\$ 100,000
Total Changes in Capital Budget	\$ 100,000	\$ 100,000	\$ -



Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: 2015 Capital Budget Re-allocation	
Recommendation:	That Council approves the reallocation of \$65,000.00 currently in the 2015 Capital budget to pay for detailed design fees for the Arena Upgrade.
Background:	<p>There are two projects that were not completed in the 2015 Capital Budget for various reasons. These include the Recreation Shop construction and the Arena ramp upgrade.</p> <p>A portion of the funds allocated for the Ramp upgrade covered the cost of the attached assessment for the Arena Upgrade. Administration is requesting that the remaining \$25,000.00 as well as the \$40,000.00 previously approved for the Shop project be re-allocated towards the development of design drawings for the Arena Upgrade project. We would like this portion of the cost to be addressed now and then be prepared or “shovel ready” in 2016 should the overall project be approved.</p>
Legislation / Authority:	MGA s 245, 246, and 248 (b)
Strategic Plan Alignment:	Strengthen our core infrastructure and services in a fiscally responsible manner.
Financial Implication:	\$65,000 to be re-allocated to the new project.
Service Level / Staff Resource Implication:	A quicker start to the project may cause less delays and impact on public programs in the future should the project be approved.
Justification:	Gives Administration a head start on the project. Being better prepared in advance could assist should other financial opportunities arise such as grant options.
Alternative(s):	That Council not approve the request to reallocate \$65,000 in the 2015 Capital Budget to the Arena Upgrade Project.



Attachment(s):	Arena Consultant Assessment
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APPROVALS:	
Originated By:	Aline Holmen
Chief Administrative Officer (CAO) or Designate:	

Suite 300, 714 - 5 Avenue South
 Lethbridge, AB T1J 0V1
 Phone: 403-329-3442
 1-866-329-3442
 Fax: 403-329-9354



Town of Taber
 A 4900 50 Street
 Taber, AB
 T1G 1T1

Date: October 20, 2015
 File: N:\1415\016\L01

**Attention: Gary Scherer,
 Director of Engineering and Public Works**

Dear Mr. Scherer,

RE: Taber Ice Arena Consultant Investigation

The Town of Taber has engaged MPE Engineering Ltd. to perform a consultant investigation of several specific systems of the Ice Arena building. The purpose is to assign estimated costs of ensuring the facility remains functional and that it can continue to meet acceptable codes.

The Taber Ice Arena building is located on the west end of the Town of Taber, on 50th street north of Highway 3, just north of the Taber Aquafun Centre. The building is connected to a community centre with an auditorium connected on the northeast corner of the arena building.

The Taber Ice Arena building includes a full size skating rink, a smaller auxiliary rink, and a 4-sheet curling rink. The full size rink is in operation from the beginning of August (early for hockey school) through to the end of April. The auxiliary rink operates from late September to the end of April. The curling rinks operate from October to the end of March.

The following rating system was used to determine overall rating of each system. When issues were noted a lower rating was provided to the overall system, which when corrected would most likely increase the rating.

Condition Rating	Condition Description	Time Frame
1 – Emergency/ Critical	Component represents an unacceptable, unhealthy or unsafe condition requiring immediate attention in order to ensure continued access, use and safety to staff and public.	Work must be done within 1 year
2 – Poor/ Unsatisfactory	Component has general to extensive deficiencies that impact on operational functions and/or may lead to health or safety concerns. Condition has deteriorated to the point where repair or replacement is recommended; otherwise very high levels of ongoing maintenance and/or repairs will be required. Condition may lead to a Level 1 rating if not addressed.	Work must be done within 1-3 years
3 – Marginal	Component is marginally acceptable for intended use but has deteriorating conditions that will need to be addressed within the next 3 to 5 years. It may have minor deficiencies, which if corrected would result in improved conditions, comfort and/or ease of operations. Average level of ongoing maintenance will be required.	Work should be done within the next 3-5 years
4 – Good	Present condition of component has minor or no deficiencies, is performing well and will require only routine/average maintenance over the next 5-10 years.	Present condition should allow 5-10 years of continued service

5 – Excellent	Component meets all current requirements and will require only routine maintenance over the next 10+ years.	Present condition should allow 10-20 years of continued service
FI – Further Investigation Required	Component requires further analysis to determine condition and/or service life. Observation indicates that a problem is complex and may need interpretation or negotiation of code requirements. There is insufficient information for evaluator to make assessment.	Further investigation should be done within 1 year.

The following is a list of the systems and issues reviewed, with a brief description of the issue, along with an estimated cost to address each issue.

Equipment/System	Rating	Description	Cost
Ice Plant Equipment (compressors, heat exchangers, chillers, etc.)		The oldest equipment in Ice Plant is approximately 20 years old, with various pieces of equipment having been replaced over the past 15 years. It consists of 2 chillers and 3 compressors and a cooling tower and provides approximately 170 tons of cooling. It services the Main Arena, Auxiliary Arena, and Curling Rinks.	
	4	1. The cooling tower was replaced in 2011 and is in good condition. The capacity is assumed to be 170 tons. Efficiency can be increased with the addition of a VFD on the condenser fan.	\$5,000
	3	2. There are 2 chillers, 54 ton and 110 ton. The 54 ton serves the curling rinks, and the 110 ton serves the skating arenas. The chillers have gone dry at least once and could possibly have corrosion that may cause failure of the heat exchangers. There are no filters on the system and the brine is of questionable quality. The current orientation of the chillers makes it difficult to remove and replace the units. To reduce replacement complications in the future, it is recommended to use plate and frame style chillers. The chiller units should be replaced with 60 ton and 120 ton units to replace the curling rink and skating arenas chillers respectively.	\$350,000

	3	<p>3. The brine pumping system consists of 3 pumps: one for the main arena, one for the auxiliary arena, and one for the curling rinks. The pumps have been maintained regularly, but should be replaced due to age, as they are approximately 20 years old.</p> <p>The 3 pump system should be maintained to provide redundancy. The auxiliary arena pump should be oversized on a VFD to be able to vary flow rate based on demand, and to be capable of also serving the curling rink or main arena in the event of a failure of either pump. The pumping system should be configured into a double-loop fully separated system for each rink so that each can still be operated independently as well, connected with bypass valves to be able to maintain redundancy. Pump sizing should be increased to account for plate and frame style chillers.</p>	\$100,000
	3	<p>4. There are 3 compressors in the ice plant. Two were installed in 2010. The third is older than 20 years and is currently not in use due to its age and potentially being unsafe. The compressor for the two arenas is oversized to run the main arena and undersized to run both the auxiliary arena and main arena. This compressor and the oldest compressor should be replaced with two new 60 ton compressors to run both arenas together in an alternating lead-lag type operation. The total tonnage of the compressors would be 180 tons.</p>	\$200,000
	4	<p>5. The third compressor running the curling rink is appropriately sized and in acceptable condition. Consideration should be taken for replacing this compressor with a 60 ton compressor if major work on the floor is to be undertaken.</p>	\$90,000
	3	<p>6. The Heat recovery and de-superheat system is in poor condition and operates inefficiently in its current piping configuration. Two heat exchangers service all three ice surfaces during operation, so ice surfaces not in use are heated during the operation of any other surface. This system should be separated so that only the surfaces in use are heated. The system should be replaced and piping reconfigured to allow for better control of heat transfer to the separate systems. Extra capacity should be added for the Ice Plant Room make-up air, and for the ice-melt system on the vehicle arena access ramp.</p>	\$50,000

	3	7. The Heat recovery and de-superheat system is in poor condition and operates inefficiently in its current piping configuration. Two heat exchangers service all three ice surfaces during operation, so ice surfaces not in use are heated during the operation of any other surface. This system should be separated so that only the surfaces in use are heated. The system should be replaced and piping reconfigured to allow for better control of heat transfer to the separate systems. Extra capacity should be added for the Ice Plant Room make-up air, and for the ice-melt system on the vehicle arena access ramp.	\$50,000
			Total: \$845,000

Equipment/System	Rating	Description	Cost
Ice Plant Room (ventilation, room rating, emergency exits, etc.)		Several aspects of the Ice Plant Room do not meet code requirements for a Class-T Machinery Room (housing ammonia refrigerant).	
	1	1. An emergency exit is required from the machine room to the exterior. This can be accomplished by installing a double 3'-0" x 7'-0" man door with one active door. A 4' landing with stairs x 36" wide and provision for a dock leveller at the landing to handle equipment and/or machinery out of that space when required. Appropriate door hardware and weather stripping is required for the doors.	\$25,000
	1	2. There is a code non-compliant entrance into the ice plant room through the Zamboni room and boiler room below. It is recommended to build a fire separation between the Ice Plant equipment and the boiler room, as well as sealing all pipe penetrations between the two rooms. This also removes the risk of having fuel-fired equipment in the same room as the Ice Plant equipment.	\$20,000
	1	3. There is no constant ventilation for the room. It is recommended to install an exhaust fan for constant ventilation, along with a makeup air system heated from the Ice Plant heat recovery system, with a backup heat source for when the ice plant is not in operation. The ventilation system should be such that the Ice Plant room is negatively pressurized.	\$40,000

	1	<p>4. The room requires ammonium detection tied into an emergency exhaust system and an alarm system with annunciation at every entrance. It is recommended to install an ammonium detection alarm system, including an emergency exhaust fan (separate from the constant exhaust system) tied into the ammonium detection system. This is to include alarm lights and an autodialer callout system, potentially tied into the building security system.</p>	\$20,000
	1	<p>5. To meet CSA B52 code requirements, a new entry into the machine room shall be constructed outside of the actual room on the west wall of the existing rink. The entry shall consist of a steel stairway c/w grated steel stair treads x 42" wide with a landing on the top leading into a vestibule with two doors (one at the landing and the other into the machine room.) Size of doors to be 3'-0" x 7'-0" doors complete with closers, weather stripping to create a completely sealed room. A 1 hr. fire rating for the vestibule enclosure is required with the door opening out from the machine room and vestibule onto the landing and stairs leading down to ice level.</p>	\$ 50,000
	2	<p>6. The floor of the Ice Plant shows signs of deterioration and could potentially be affected structurally. The portion of the Ice Plant located above the Zamboni room should be structurally supported. The existing floor surface shows areas of major spalling occurring. These areas should be chipped out as necessary to sound concrete. An epoxy type grout shall be applied in these areas with a suitable finished epoxy coating applied over the entire floor area. This will minimize further surface deterioration of the concrete including the corrosion of reinforcing steel in the concrete slab. The structural support for the existing floor in the Zamboni room shall consist of the structural steel beams spanning across the length of the room and fastened to the wall structure on each end. Locations of these supports need to be coordinated with the Zamboni dumping procedure so as to not hinder the snow dumping mechanism. Also any voids existing under the housekeeping pads on the floor slab shall be epoxy grouted at the same time to properly seal the perimeter of the pad.</p>	\$30,000
			Total: \$ 185,000

Equipment/System	Rating	Description	Cost
Building Electrical Service	2	1. The existing electrical service is a 480V, 3 phase, 1,000A service consisting of a Federal Pioneer Electric, main disconnect, metering cabinet, and current distribution panel (CDP). This service is original to the building, but the main conductors were replaced recently as part of a Fortis transformer upgrade. There was an arc fault event that occurred on the CDP, so there has been damage to the system which may have shortened the service life span. Additionally, the age of the equipment, makes replacement breakers and parts more difficult to procure in case of a failure. A replacement should be made within the next year.	\$30,000
	2	2. The electrical distribution in the refrigeration room is also problematic for future expansion and additional equipment. The condition is acceptable; however the layout is not ideal for additional loads, starters, or VFDs. In the process of an ice plant upgrade there will likely be additional breakers and equipment that will require significant reinstallation of the existing equipment and re-routing of wiring. We suggest that an allowance be included in the ice plant replacement to address the wiring and total distribution in this room.	\$50,000
	3	3. Electrical distribution panels throughout the building are aged, making replacement breakers and parts difficult to obtain in an event of failure. Distribution panels throughout the building should be replaced within the next 5 years.	\$200,000
Total:			\$280,000

Equipment/System	Rating	Description	Cost
Exterior Ramp	2	Existing Exterior Ramp is not built according to code to meet current exit requirements.	
		1. Existing retaining walls to be demolished and reconstructed with foundations as required on each side of ramp to retain side slopes as they presently are graded.	\$ 60,000
		2. New exterior non-slip concrete ramp to be constructed to code with some modifications possible to accommodate limitations on site and adjacent property to be in excess of the 1:10 requirements.	\$150,000

		3. An additional set of exterior steps may be required to allow the slope to be in excess of the 1:10 slope. These stairs shall be constructed with one flight of stairs to a flat landing area and then another shorter flight advancing up to the finished existing grade. These stairs could be installed as a stop-gap measure to temporarily address the concerns with access.	\$ 25,000
		4. Surface drainage off new ramp would be collected at the base with a concrete trench drain and grating taking water to storm drain. A new sump pump and piping should be installed in the pipe trench to drain runoff water from the ramp and trench.	\$ 20,000
		5. For snow removal and safe winter access on the ramp, a snow/ice melt piping system using heat recovery from the Ice Plant should be installed. A backup heat source should also be included to heat the ramp when the ice plant is not operating.	\$30,000
Total:			\$285,000

Equipment/System	Rating	Description	Cost
Building Structure	3	On the west end of the north side of the arena building above the seating there are visual cracks present in the masonry block wall. The cracks have formed in the joints of the masonry block indicating some differential movement occurring at this section of wall. The actual structural support columns and beams adjacent to these cracks show no visual indication of distress structurally. It would be recommended that monitoring of the present cracks be performed on a regular basis to assess the extent of additional cracking or size of crack increase. This can be achieved by installing ozzle gauges and recording the data on a regular basis to determine any changes in the present conditions over a period of twelve months.	\$5,000
	3	The snow pit in the Zamboni room is not in an ideal location for modern equipment and efficiency of manpower is lost due to extra time used to move the dumped snow from the floor against the back wall to the pit. The pit should be extended to the back of the Zamboni room, complete with a motorized pit cover door, with all controls and equipment moved to the south side of the room to maintain access during snow dumping. This work should be done while work is being completed to support the floor above the Zamboni room.	\$40,000

	2	There are open spaces in the wall between the main arena and the corridor along the dressing rooms. The corridor requires a fire separation according to building code. The openings in this wall should be filled to complete the fire separation between the arena and the corridor.	\$12,000
	3	The doors between the main arena and the corridor along the dressing rooms are not fire-rated according to the fire separation required by the building code. These doors and frames should be replaced.	\$23,000
			Total: \$80,000

Equipment/System	Rating	Description	Cost
Arena Space (humidity levels)	3	During operation in humid and warmer weather there is significant condensation build up on the structural members.	
		1. It is recommended to install a dehumidification unit for operation of the arena during times of warmer and humid weather.	\$30,000
		2. It is also recommended to add cooling to the makeup air unit, so warm, humid air is not introduced into the space during high occupancy. A cooling coil would be installed in the horizontal supply air ducting.	\$25,000
			Total: \$55,000

The priority items that require attention first are the items dealing with bringing the Ice Plant Room up to code, as this presents potential safety issues. Major ice plant equipment cannot be replaced until the room meets code requirements. Another top priority item is repairing the retaining walls around the exterior access ramp, as the current walls have already failed and needs to be addressed.

Upgrading the Ice Plant equipment, although not a safety issue, will affect a vital part of the facility that will allow for better control of the ice making abilities and add redundancy to the system. The main electrical service and main distribution panel should be replaced in order to address any additional loads that may be introduced with the upgrades to the Ice Plant Equipment.

Modifications to the Zamboni snow dumping pit will improve manpower efficiency in reducing the time to prepare the Zamboni between flooding.

Addressing the humidity in the Main Arena space will prevent potential moisture problems in the space and will make the space readily usable during operation in warmer and humid weather.

The cracks in the structure should be monitored as outlined above to ensure there is no active movement in the building structure, as well as patching some of the larger cracks to reduce moisture infiltration.

Replacing the electrical distribution panels throughout the building is not an immediate priority, but should be done within the next 5 years to avoid potential failures and delays in receiving replacement parts due to the age of the equipment.

It is recommended to address the above items in the following priorities and timeline:

Year 1	Upgrade egress, ventilation, etc., in ice plant room to meet CSA B52 code requirements as well as upgrading and repairing floor structure.	\$185,000	Total: \$1,409,000
	Replace Ice Plant equipment, including chillers, compressors, brine pumping system, heat recovery system, and reconfigure piping for ice plant.	\$840,000	
	Upgrade electrical distribution for the Ice Plant.	\$50,000	
	Replace main electrical service.	\$30,000	
	Complete fire separation between arena and corridor.	\$12,000	
	Engineering (11%)	\$125,000	
	Contingency (15%)	\$167,000	

Year 2	Upgrade exterior ramp to meet code requirements, including stairs, snow melt system, and surface drainage collection system.	\$285,000	Total: \$515,000
	Install dehumidification system and upgrade cooling on makeup air.	\$55,000	
	Install ozzle gauges to monitor cracking.	\$5,000	
	Modify Zamboni snow dumping pit.	\$40,000	
	Replace doors between corridor and arena with fire-rated doors.	\$23,000	
	Engineering (11%)	\$45,000	
	Contingency (15%)	\$62,000	

Year 3	Add VFD to cooling tower condenser fan.	\$5,000	Total: \$265,000
	Replace electrical distribution panels.	\$200,000	
	Engineering (11%)	\$25,000	
	Contingency (15%)	\$35,000	

Should you have any questions on these recommendations, please do not hesitate to contact the undersigned.

Yours truly,

MPE ENGINEERING LTD.

Peter Goertzen, P.Eng.
 Project Engineer

AH:mw
 cc:



Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: Special Meeting of Council - Budget Presentation	
Recommendation:	That Council approves a Special Meeting of Council to be held on December 7, 2015 to discuss the 2016 budget.
Background:	A Special Meeting of Council is needed to deliberate on the 2016 budget.
Legislation / Authority:	MGA s.194
Strategic Plan Alignment:	N/A
Financial Implication:	This is dependent on the outcome of the final 2016 Budget.
Service Level / Staff Resource Implication:	This is dependent on the outcome of the final 2016 Budget.
Justification:	There is not enough time, at a Regular Meeting of Council, to deliberate on the 2016 Budget.
Alternative(s):	That Council deliberates the 2016 Budget at a Regular Scheduled Council Meeting or schedules an alternative date for a Special Meeting of Council
Attachment(s):	



APPROVALS:	
Originated By:	Devon Wannop
Chief Administrative Officer (CAO) or Designate:	



Council Request for Decision	
Meeting Date: November 9, 2015	
Subject: Information For Council	
Recommendation:	That Council accepts the material received in this Agenda Item as information.
Background:	<p>The Town receives communication on an on-going basis that is likely of interest to Council. In most cases, this communication is provided simply as information to Council and no comment is needed. In some cases, though, Council may wish to seek clarification on the matter from its administration or from the originator of the communication, or even to challenge the matter through Council discussion. Placing the communication on Council's agenda allows these opportunities.</p> <p>The relevant communication for this Council agenda is:</p> <ol style="list-style-type: none"> 1. Administration set a date for the Canada 150 Mural Project Painting Event for the Town of Taber. The event will be held April 19-21, 2016. April 19th and 20th will be the main painting event and April, 21st will be the day the mural is assembled by the Mural Mosaic team. This date was selected to encourage the participation of schools and students within the community. <p>Administration has been in contact with the schools and the Positive Youth Development Committee and has received positive support from these groups. Administration will continue to create community support from a wide spectrum of citizens for this project.</p> <ol style="list-style-type: none"> 2. Recreation Management Software – As a result of our collaboration with the City of Lethbridge and the University of Lethbridge the RFP (Request for Proposal) was distributed October 16, 2015. The expected timeline by the consortium is to review submissions prior to January and to have a selection made and training to begin by February 1, 2016. 3. Draft Minutes from the September 17, 2015 meeting of the Traffic Committee are attached. This information is attached at the request of Councillor Prokop. 4. CYA Security and Asset Monitoring Contract – Councillors have inquired about the status of the business initiative proposed by a

	<p>private company (CYA) interested in using the Town's emergency dispatch service for monitoring large and remote industrial facilities. Council entered into an agreement with CYA in the expectation of generating an income stream to support the dispatch centre's costs, but this has not materialized to date. There has been no activity or correspondence with this company since shortly after the agreement was signed. Administration believes that the proposed business opportunities did not materialize. There could be several reasons for this, one being that the Town took too long to finalize the agreement and the business went elsewhere. Or that business may never have been there - as hoped - in the first place. More recently, the tough oil and gas industry conditions would be a factor. Administration can investigate this matter further if Council wishes.</p> <p>5. Paintball Lease – Councillors have inquired about the status of the paintball player's lease of Town-owned property situated in the MD of Taber, south of the Oldman River and west of Hwy 864. Administration is in the process of revamping its lease management system and this property is currently a focus of attention because we have discovered that there is no lease; it has expired. Moreover, the society that held the lease is no longer registered, making it uncertain as to who is organizing paintball activity on the site. Given the potential liability with the situation, administration is putting a priority on sorting out the lease issue. Fortunately, with winter coming, it is unlikely that there will be much paintball activity in the next several months.</p> <p>6. Higashiomi Correspondence – Correspondence is attached which was received from His Worship Mayor Masakiyo Ogura.</p> <p>7. Taber Regional Joint Economic Development Committee – An invitation was extended to Council from the TRJEDC to attend the 2015 Business Impact Brunch to be held on Saturday, November 14, 2015 at 9:00 AM at the Heritage Inn, Taber.</p>
	MGA s. 3 (Municipal Purposes) and s. 5 (Powers, Duties and Functions)
Strategic Plan Alignment:	<p>Governance: Build partnerships with other governments and organizations where synergies may exist.</p>



Financial Implication:	These will vary with information items.
Service Level / Staff Resource Implication:	These will vary with information items.
Justification:	To keep Council informed of current municipal information and correspondences.
Alternative(s):	<ol style="list-style-type: none"> 1. Council could seek clarification on any of the matters from Administration. 2. Council could discuss, in depth, any of the matters raised by this communication and take action through either resolution or bylaw.

Attachment(s):	Traffic Committee Draft Minutes Sept. 17, 2015 Mayor of Higashiomi - Correspondence Taber Regional Joint Economic Development Committee Invitation
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

Minutes

Traffic Committee Call to Order & Roll Call		
9.17.2015	1:00 p.m.	PW Training Room
Meeting called by	Greg Birch	
Type of meeting	Traffic Committee	
Organization	Town of Taber	
Clerk	Lisa DeBona	
Attendees	Sgt. Howard Kehler, Cncl. Andrew Prokop, Dir. PW Gary Scherer, CAO Greg Birch	
Approval of Previous Minutes		
Conclusions	Committee accepted the previous minutes, Gary made a motion to approve and Greg seconded it.	
A. Carried Over: Temp. 4-Way Stop Review – 52 St & 56 Ave		
Reference:	Attachment #1	
Discussion	Committee wanted to review the wording from council minutes before making the 4 way stop permanent.	
Conclusions	Committee will add a small section to councils information package that we are making the 4-way stop permanent.	
Action Items	Person Responsible	Deadline
Give Council an update on this issue via the information package.	Greg Birch	09.17.2015
B. Carried Over: ACE Place Parking Issue		
Reference:	Attachment #2	
Discussion	We requested more information from Horizon School Division regarding their request to have Signs put up in front of their ACE Place property on 47 Avenue.	
Conclusions	They responded back to us clarifying that they would like “No Parking during School hours” 2 signs placed on either side of their frontage property lines, so that no one would be blocking the bus or the entrance to their staff parking lot.	
Action Items	Person Responsible	Deadline
Install two signs as indicated in the attachment.	Gary Scherer	ASAP
C. Carried Over: Dr. Hamman Bus Parking		
Reference:	Attachment #3	
Discussion	Horizon has decided to move their bus drop off to a new location off of the alley which they will be constructing at their own expense. They have requested that we install 3 “15 minute drop off zone parking” signs where the old bus drop off was on 49 Street. Also asked for red shale for Blvd.	
Conclusions	Need to draft a letter to Horizon stating that they will be responsible for snow removal in the alley as it is not on our priority route, we have no surplus shale available for them.	
Action Items	Person Responsible	Deadline
Send Snow Removal Letter to Horizon. Order and Install 3 signs.	Gary Scherer	ASAP
D. Yield Signs – 66 Ave/56 Street		
Reference:	Attachment #4	
Discussion	Business owners had requested the installation of yield signs on 66 avenue into 56 due to traffic congestion and people failing to stop at the uncontrolled intersection.	
Conclusions	It was agreed that this could become a safety hazard and that we should install the signs as soon as possible.	

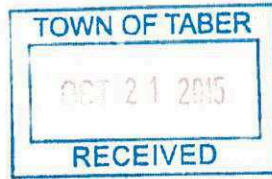
Minutes

Action Items		Person Responsible	Deadline
Install 2 yield signs as indicated on the attachment.		Gary Scherer	ASAP
E. Peters Home Harmony 54 St. Blvd.			
Reference:	Attachment #5		
Discussion	Business owner would like the Town to repave the Blvd. to the East of his business, or if he has to pay for it to be paved, he wants it to be designated as private parking for his staff alone.		
Conclusions	It is unclear as to whether this is a town responsibility to repave this, the business directly across from him had paved their Blvd. at their own expense, and do not have private parking signs. We could paint lines for him, but will not supply curb-stops, again the ones across the street purchased their own. How many other businesses or residences would come forward with more Blvd. and demands?		
Action Items		Person Responsible	Deadline
Look at our bylaws and policies, other municipalities to see what is being done, take the issue to council before any further action.		Gary Scherer	ASAP
F. Westview Estates Signage			
Reference:	Attachment #6		
Discussion	The planning department requested that the new phase in Westview Estates have yield signs and street information signage installed as per attachment.		
Conclusions	Signs and posts have been installed, there is one correction to note; the cul-de-sac is not named 44 Street it is Westview Court.		
Action Items		Person Responsible	Deadline
This was just for committees information, no action required		n/a	n/a
G. 50 Street Non-Truck Route Signage			
Reference:	n/a		
Discussion	Sgt. Kehler would like the "No Heavy Trucks over 5000kg" signs to be removed and signs that read "No Heavy Trucks registered over 5000kg" be installed in their place. It will be easier to enforce this way without having to weigh the trucks.		
Conclusions	Order in replacement signs as per TPS recommendations and install when they come in.		
Action Items		Person Responsible	Deadline
Order signs and install.		Gary Scherer	ASAP
H. Playground Zone Times: 8:30am to 1 hour after sunset			
Reference:	n/a		
Discussion	A resident brought forward a question of the need to have the enforced times posted on the playground zone signs as many people do not know when they are in effect. This also brought up the issue that when children are actually heading to school and being dropped off, the zones are not enforceable because our schools start by 8:30am.		
Conclusions	Municipalities can change the enforceable times in their bylaws (Calgary just did it) we should amend ours to 8am to 1 hr. after sunset. It will need to go to Council with a cost of signage as well. This will also have to be put into the 2016 budget.		
Action Items		Person Responsible	Deadline
Get a cost estimate, include in 2016 budget and take the Bylaw amendment to Council.		Gary Scherer	2016

Minutes

Calendar & Adjournment		
9.17.2015	1:46 p.m.	PW Training Room
Meeting called by	Greg Birch	
Next Scheduled	Wednesday December 16 th 2015 @ 1:00 p.m.	
Location	PW Training Room	

DRAFT



HDV, Council,
GB, 6/4

October 7th, 2015

Dear Mayor Henk De Vlieger:

13 Higashiomi Sister City Delegates who visited Taber from September 19th to September 25th came home safe and sound. They arrived at Higashiomi City Hall at night of 26th as scheduled.

I deeply appreciate you and people in Taber for your very warm welcome. The delegation leader, Keiko Yabu, reported me they were very much welcomed in Taber, host families were very warm to them, and the visit was a special experience for each delegate. Students said they were anxious about homestay at the first day, but they are going to miss their host family. I deeply appreciate you and everybody who worked hard to receive the delegation from Higashiomi.

In closing, I would like to wish further development of Taber, and health and happiness of you and residents of Taber from the bottom of my heart. Thank you very much.

Sincerely yours,

Masakiyo Ogura
Mayor of Higashiomi

テーバー町長 ヘンク・デ・ブリーガー様

9月19日から9月25日まで貴町を訪問させていただいた東近江市中学生友好親善使節団13名が無事に帰ってまいりました。26日夜、全団員元気に、東近江市役所に到着いたしました。

ヘンク・デ・ブリーガー町長をはじめとするテーバー町のみなさまにはこの中学生使節団を大変温かく迎えていただき深く感謝しております。使節団の藪恵子団長から、「テーバー町では大歓迎をしていただき、ホストファミリーも温かく接してくださり、それぞれの団員にとって貴重な経験になりました。」と報告を受けています。団員たちは、「初めてのホームステイに不安があったけれども帰りには別れがつかった。」と話しております。東近江市の中学生がテーバー町訪問でこのような素晴らしい体験をさせていただいたことに本当に感謝いたします。そして、この使節団の受入準備に御尽力いただいたみなさまに心からお礼を申し上げます。

結びに、テーバー町の益々の御発展を御祈念申し上げますとともに、ヘンク・デ・ブリーガー町長様はじめ町民の皆様の御健康と御多幸を心からお祈り申し上げ、お礼の御挨拶といたします。

2015年10月7日

東近江市長 小椋 正清





TABER REGIONAL
JOINT ECONOMIC DEVELOPMENT COMMITTEE

Mayor Henk De Vlieger and Council
Town of Taber Administration Office
A – 4900 50 Street
Taber, Alberta
Canada T1G 1T1

c/o Town of Taber
A - 4900 50 St.
Taber, Alberta T1G 1T1
403-223-5500



*HDI, Council
GB, KVH*

Dear Mayor Henk De Vlieger and Council:

The Taber Regional Joint Economic Development Committee is requesting your presence at their 2015 Business Impact Brunch. The purpose of the brunch is to highlight local value-added agricultural businesses in order to increase awareness of their economic impact in the region. The brunch will also provide excellent networking opportunities for everyone who attends.

The brunch will take place at 9:00 am on Saturday, November 14th at the Heritage Inn in Taber. The morning will consist of presentations by value-added agricultural businesses in the area about their businesses and local economic impact. Also in attendance will be local members of government and other business stakeholders in the region.

The Taber Regional Joint Economic Development Committee is a community initiative comprised of the Town of Taber, MD of Taber, Town of Vauxhall, Village of Barnwell, Vauxhall Business Society and the Taber and District Chamber of Commerce. The committee is a non-competitive partnership which provides recommendations to the individual members on economic based decision. Recommendations are made based upon what the committee feels will enhance residential, industrial, and commercial development within the area of the MD of Taber.

The Taber Regional Joint Economic Development Committee looks forward to having you attend their Business Impact Brunch on November 14th. Please contact Community Futures' Economic Development Officer, Ben Young, by Friday October 31 to confirm your attendance (403-388-2923).

Sincerely,

Tyrel McLelland
Chairperson
Taber Regional Joint Economic Development Committee

A joint initiative between the Town of Taber, M.D. of Taber, Town of Vauxhall, Village of Barnwell, Vauxhall Business Society & the Taber and District Chamber of Commerce

Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: Information For Council	
Recommendation:	That Council accepts the material received in this Agenda Item as information.
Background:	<p>The Town receives communication on an on-going basis that is likely of interest to Council. In most cases, this communication is provided simply as information to Council and no comment is needed. In some cases, though, Council may wish to seek clarification on the matter from its administration or from the originator of the communication, or even to challenge the matter through Council discussion. Placing the communication on Council's agenda allows these opportunities.</p> <p>The relevant communication for this Council agenda is:</p> <ol style="list-style-type: none"> 1. The Town of Taber will be conducting an Internal Health and Safety Audit as per the requirements of the Alberta Municipal Health and Safety Association. The audit will be conducted the week of November 23 – 27, 2015. 2. Recreation staff continues to work on the development of a Recreation Master Plan. The final results of the previous meetings and surveys is currently being compiled into a final report. Administration expects to have this portion of the plan completed early in the New Year. 3. Correspondence is attached which was received from Taber Community Against Drugs (TCAD), thanking both Council and the Recreation Board for the ability to hold the event cost free at the Taber Community Centre.
	MGA s. 3 (Municipal Purposes) and s. 5 (Powers, Duties and Functions)
Strategic Plan Alignment:	<p>Governance:</p> <p>Build partnerships with other governments and organizations where synergies may exist.</p>

Financial Implication:	These will vary with information items.
Service Level / Staff Resource Implication:	These will vary with information items.
Justification:	To keep Council informed of current municipal information and correspondences.
Alternative(s):	<ol style="list-style-type: none"> 1. Council could seek clarification on any of the matters from Administration. 2. Council could discuss, in depth, any of the matters raised by this communication and take action through either resolution or bylaw.

Attachment(s):	Correspondence TCAD
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	



5700 - 50 Avenue
Taber Alberta T1G 2H7
Phone: (403) 223-8991
Fax: (403) 223-5540
E-mail: taberagainstdrugs@gmail.com

Council / GB / KVH / AH


Town of Taber
November 10, 2015

Re: Taber Community Against Drugs
Annual Wellness Walk - October 8, 2015

Dear Mayor De Vlieger and Staff,

On behalf of the TCAD Board and all 750 youth who participated in our annual Wellness Walk celebration we extend the warmest of thanks for your kind donation to our event. Through the process of your Recreation Board we were able to hold our event cost free at the Taber Community Centre.

Taber Community Against Drugs is a local board who supports anti-drug programming in the community of Taber and District. We have been a driving force since 2004 in creating an awareness of illegal drug activities and promoting solutions. Our focus has been with the youth through our partners in education at the Holy Spirit and Horizon School Divisions.


Alana McPhee
Alf Rudd
Co-Chairs TCAD





Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: Department Reports	
Recommendation:	That Council accepts the Department Reports for information.
Background:	The Department Reports are supplied for Council information. In most cases, this communication is provided simply as information to Council and no comment is needed. In some cases, though, Council may wish to seek clarification on the matter from its administration or from the originator of the communication, or even to challenge the matter through Council discussion. Placing the communication on Council's agenda allows these opportunities.
Legislation / Authority:	MGA, Section 207(c)
Strategic Plan Alignment:	Governance: Make the Town of Taber an employer of choice, where employees are self-assured, valued, respected and viewed as the corporation's strongest assets.
Financial Implication:	N/A
Service Level / Staff Resource Implication:	The service level will remain status quo.
Justification:	To keep Council informed of departmental happenings.
Alternative:	Council could seek clarification on any of the matters from Administration.



Attachment(s):	CAO Department Report Administrative Services Human Resources Department Report Finance and IT Recreation Report Planning and Economic Development Report Fire Department Report Engineering & Public Works Department Report November
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

Chief Administrative Officer
Monthly Report
October 26, 2015 to November 22, 2015

- Met with various managers to discuss an employee issue.
- Lead the usual managers meetings on Tuesday mornings after the Council meeting.
- Met with the Mayor on various occasions.
- Along with senior managers, attended multiple meetings to work on the 2015 budget.
- Attended the monthly Administration Building health and safety meeting.
- Held a meeting to discuss the old court house upgrade and a path forward.
- The Legion had their annual poppy ceremony in the Administration Building lobby, which was well attended by building staff and dignitaries.
- Met with representative from MNP to discuss the MNP whistleblower hotline.
- Met with members of the Taber Municipal Police Commission to discuss contract specifics.
- Met with a Fortis representative to discuss downtown street lighting.
- Met with MPE engineers to discuss lighting profiles and options.
- Collaborated with other managers regarding the leasing of the five quarter sections where the Town disposes of treated sewage lagoon effluent.
- Met with the IT and Recreation Department staff members to discuss the on-line swim lesson software demonstration to the Recreation Board.
- Together with other staff, worked on grant applications to assist with recycling and garbage bins.
- Attended a meeting to discuss Town purchasing initiatives.
- Along with the Fire Chief, met with representatives of Con Agra Lamb Weston to discuss fire response issues and the role of the Town.
- Reviewed Christmas lights and preparations for Midnight Madness with Engineering and Public Works Department staff.
- Worked on a variety of Council initiatives, including Council meeting agendas.
- Attended the following meetings:
 - Regular Council meetings (2)
 - Taber Performing Arts Centre Committee (1)
 - Taber Municipal Police Commission (1)
 - Tripartite Fire Agreement Negotiations
 - Audit Committee (1)
 - Subdivision and Development Appeal Board Hearing (1)
 - Recreation Board (1)



Town of Taber

Administrative Services Department Report October 26, 2015 – November 22, 2015

Administrative Services

- Met with Curling Club representatives to review lease arrangements
- Attended the monthly Health and Safety meeting at the Administration Building
- Worked on the Council agendas for regular Meetings and attended Council meetings; worked on various follow-up items from the Council meetings
- Worked on Taber Municipal Police Commission agenda for regular meeting
- Attended the regular management team meeting
- Participated in Budget meetings and discussions
- Prepared for and attended the Subdivision and Development Appeal Board Hearing; worked on various follow-up items resulting from the hearing
- Continued to participate in on-site tours of Town-owned buildings regarding budget discussions and proposals
- Continued to train various staff to use the agenda software program
- Continued to formulate and manage a strategy for oil/gas leases and property management leases
- Liaised with different departments regarding lease arrangements and building specifics for existing lease holders
- Contacted various lease holders regarding current lease arrangements/renewals
- Continued to train staff on a process for lease renewal documents
- Continued with preliminary arrangements for the 2016 Employee Recognition Event
- Attended weekly meetings with Administration Services staff to review and assign projects and timelines
- Multiple meeting arrangements for Council to attend various events
- Participated in the monthly CUPE and Town of Taber Management meeting
- Various updates to the website

Communications and Projects Coordinator

Training:

- Attended Emergency Public Information Training; did a special presentation on Social Media use in Emergencies
- Site tours of Town buildings
- Site tour of Taber Memorial Gardens
- Trained as an extra backup on cemetery procedures

Communications Activities:

- Continued redesign of the Cornhusk Chronicles
- Scheduled daily checking of social media accounts so all possible questions or comments can be dealt with in a timely fashion
- Posted events and updates on social media
- In process of determining logistics for communication tools the Town could possibly use
- Submitted all Taber Times weekly ads
- Edited and sent a number of official letters as per Mr. Birch's request

Projects and Various other Activities:

- Completed the Existing Lease Inventory Spreadsheet update. Moving on to phase two, which involves scanning and hyperlinking all existing agreements so they can be accessed digitally by staff
- Starting initial work on the Oil and Gas Leases Inventory Project, which will entail much of the same as the aforementioned Existing Lease Inventory
- Attended monthly Health and Safety meeting in the Administration Building
- Continued working on the Courthouse Revitalization project; completed some basic preliminary research for leasing the building
- Took meeting minutes for a Performing Arts Centre Committee meeting on October 29.
- Created a draft brochure for the P.A.C.C. Fundraising Committee as per their request
- Attended regular management team meetings
- Received training on Cemetery duties from Lori Farough
- Compiled a list of potential available grants for the Curling Club
- Completed and pre-loaded the Town of Taber's application for the Alberta Beverage Recycling Container Grant, which will be submitted early 2016
- Met with Greg Birch, Aline Holmen, and Gary Scherer regarding two Alberta Recycling Grants we wish to apply for: 2016 Tire Marshalling Area Grant, and the 2016 Municipal Demonstration Grant

Cemetery Statistics:

	Number of Transactions
Burials - October	5
Pre-planning cemetery work – October	2
Grave search clarification - monuments	6
Grave searches - public - monument companies - funeral chapels	5
Grave searches - public	2
Public concerns	1
Monument permit applications	6
Columbarium Transactions	1
Arrangement of Grave Marking for Calgary Monument Company	1



Town of Taber

HUMAN RESOURCES DEPARTMENT REPORT For October 15, 2015 – November 15, 2015

- Recruitment/Selection process is ongoing for the following positions:
 - Permanent Full-time
 - Development Officer, Public Works Foreman, Recreation Operator III
 - Permanent Part-time
 - None
 - Temporary Full-time
 - None
 - Temporary Part-time
 - None
 - Casual
 - Lifeguard I
 - Seasonal
 - None

Currently working on:

- Gathering large package of information required by our Health and Safety Auditors for conducting H&S audit to take place November 23-27. HR Manager is also the organization liaison for the auditors all week.
- Working through the process of paying the CUPE staff their retro pay with the signing of the Collective Agreement.
- Also overseeing the development of the collective agreement now

that all clauses have been agreed to.

- Part of negotiating committee for renewal of Police Association Labour Agreement for 2016 and beyond.
- Managing one employees' return to work using the Disability Management Program
- Completed upgrade to a new version of our Penny Timesheet software
- Managing job description updating project for all jobs within the organization.



Town of Taber

FINANCE DEPARTMENT REPORT For October 15, 2015 – November 15, 2015

Finance Department

- Budget. Working with senior staff to develop a Budget Plan to present to council at the next Council meeting.
- Structure and lead budget discussion meetings.
- Participated in regularly scheduled management meetings that follow Council meetings.
- Attended the monthly health and safety meetings.
- Responding to various insurance claims.
- Preparing and reviewing monthly financial reports.
- Reviewing on-going capital projects
- Analyzed current and potential future agreements.
- Analyzing current procurement policies and procedures.
- Reviewing for Purchasing Clerk position.

Information Technology Department

The I.T. Department set up an online registration system and configured it with the Town of Taber swim classes. We set up a test registration centre at the Auditorium with three computers and a debit machine and tested the online registration process. We did a demonstration of this software for the Recreation Board. The Board decided not to endorse this software product, but did endorse the use of the Auditorium for weather-friendly registrations.

We continue to work on rolling out the new iNet Dispatch system for our 911 call centre. We have set a go-live date for this system of Dec. 9th, 2015. The iNet computers for dispatch have been set up and installed on the

dispatch desk at the Taber Police Service (TPS) and we are continuing to configure and test all of our emergency vehicles with the new system.

Highlights from our activities:

- Repairs:
 - Replaced a printer at TPS
 - Replaced a failed hard drive on the main database server
- Installations:
 - Installed a new printer at the Arena, a new workstation at TPS Dispatch, a new workstation and a new KVM switch in the TPS Inspector's office
 - Removed all equipment and then re-installed it for the new reception desk in the Administration Building
- Software installs & upgrades:
 - Upgraded our timesheets software to the latest version, upgraded FirePro to the latest version

Training:

- Set up and conducted Permit Module Training session for staff
- I.T. Department staff went to the AACP ICT Conference on information technology developments in Alberta's police services

Currently working on:

- Regional iNet CAD Project
- Budget 2016
- Mobile Phone Contract

RECREATION Report
November 2015

- Continue to work on the Recreation Master Plan. The plan data is now being summarized and compiled.
- The Ice User schedule for the remainder of the season is now being developed. Some of the information we are still waiting on the league to provide.
- Continue to look at Recreation Management Systems with online capability.
- Continue to work with Communities in Bloom Committee. Clean up of planters was being undertaken over the past few weeks. The warm weather allowed for the planters to survive longer than other years.
- Continue to work with groups regarding events. Recently hosted another Telus free swim in mid-November as well as an extended public skate for Midnight Madness.
- Applied for the Alberta Blue Cross – Healthy Communities Grant for the replacement of a playground structure. Approvals will be announced in December.
- Fall swim lessons are going well for both public and Home School lessons.
- Training has been occurring with new staff recently hired at the Aquafun Centre.
- The installation of the new playground behind the Administration Building is now complete. There remains a few landscaping items to address in the spring.
- Continue to work with Building Maintenance on the arena upgrades that were included in the grant application with Taber Minor Hockey. This included some painting of the small ice walls as well as a wall repair on the west end, new sinks in the washrooms and mirror replacements, repair of a compressor and HVAC unit.
- The Community Halloween party was once again a success. Although the numbers were down this year it was a well-planned event and those attending enjoyed it.
- Winterization for KMMSC is occurring this week and the facility locked for the winter.
- Applied this week for the annual Heritage Canada – Celebrate Canada grant for 2016.
- Continue to work with Management Team on 2016-2018 Operating and Capital Budget items.
- Preparing for AMHSA Internal Health and Safety Audit.
- Catching up with operations following medical leave for Director and Maternity Leave for Pool Operator.
- Recruitment underway for The Recreation Operator 3 position.
- Continue to update Health and Safety procedures and green binder systems within the departments.
- Continue to monitor the Arena Dressing Room Upgrade Project.



Town of Taber

Planning and Economic Development Department Report November 2015

Besides the standard permitting and development permit evaluation duties the Planning and Economic Development Department has engaged in, the following activities have been undertaken:

Land Sales

- Responding to inquiries for land sales in the Eureka Industrial area,
- Addressing a potential land trade with a local developer,
- Working with stakeholders on a storm water mitigation plan in the southeast area of Taber.

Economic Development

- Meeting with representatives from Rainmaker Global Business Development regarding facilitating new industrial developments in Taber,
- Meeting with representatives Liaising with Telus representatives regarding the fibre optic cable build in the Town of Taber,
- Attending the Business Impact Brunch put on by the JEDC,
- Determining a logical approach to the interpretation of the business licence bylaw as it pertains to door to door sales and working with Corporate Services staff to refine the implantation.

Bylaws and Policies

- Preparing the Offsite Levy Bylaws to bring forward to Council.

Subdivision

- Reviewing and researching a potential subdivision for a new business in the established industrial area,
- Ongoing coordination with a Developer's representative regarding a new residential subdivision.

Development

- Preparing for and attending the Municipal Planning Commission meeting,
- Meeting with the MD of Taber and internal administration regarding the trail to the MD Park,
- Meeting with Martin Geomatics regarding Westview deficiencies.

Other

- Acquiring emergency management boards for the EOC,
- Participating in a discussion regarding the role for the purchasing position,
- Meeting MPE representatives regarding a lighting study for the downtown and possible they entire municipality,
- Preparing MPC members and a presentation for an Appeal Hearing,
- Preparing for and attending a budget committee meetings with senior administration,
- Meeting with managers and directors regarding the Management Agreement,
- Providing the consulting team with information regarding the draft Municipal Development Plan and Land Use Bylaw,
- Refining questions for the Development Officer job interview,
- Working with Corporate Services staff to address receivables and coordination

matters with Superior Safety Codes,

- Addressing fencing issues at the Taber Exhibition Grounds,
- Attending an Emergency Public Information Course,
- Refining the Planning and Economic Development Department Budget.

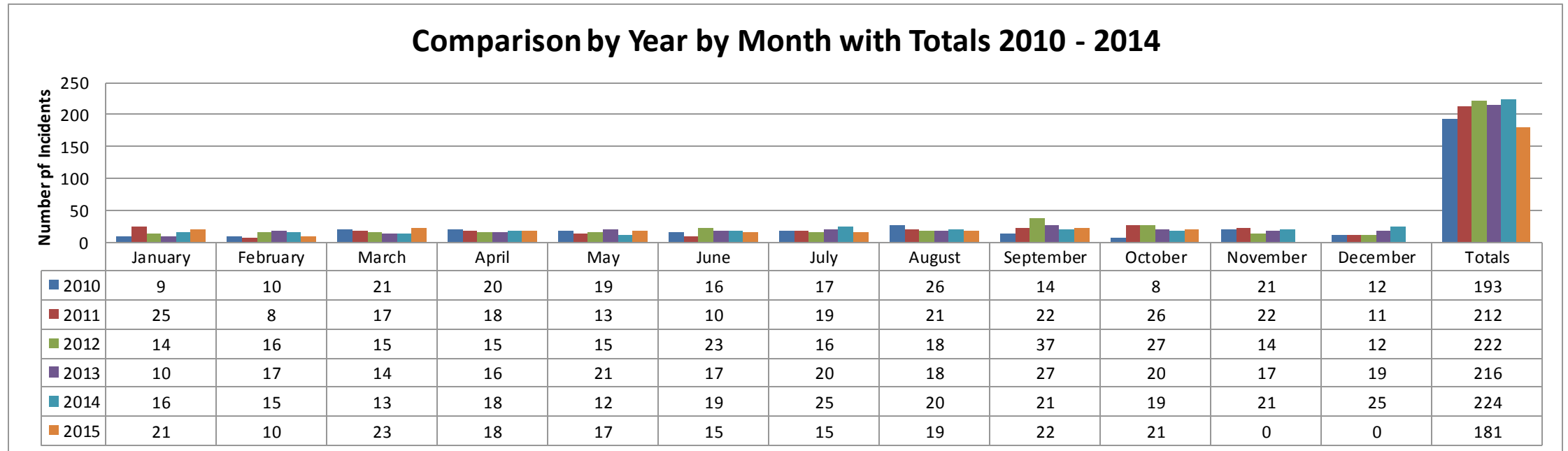
Taber Emergency Services Sept – Oct 2015 Activity Report

Fire Department Incidents
Aug Incidents: 43

Town
 7- Alarms
 3- MVC
 3-Pulic assist
 1-Grass fire
 6- Ambulance Assist
 1-Powerline
 1-Police Assist
 1- Missing person

MD
 2- Hay/Grass Fire
 7- MVC
 4- Ambulance assist
 1-Rescue
 1-police assist
 1-Hazmat
 1-Missing person
 3-Public service

Barnwell
 0

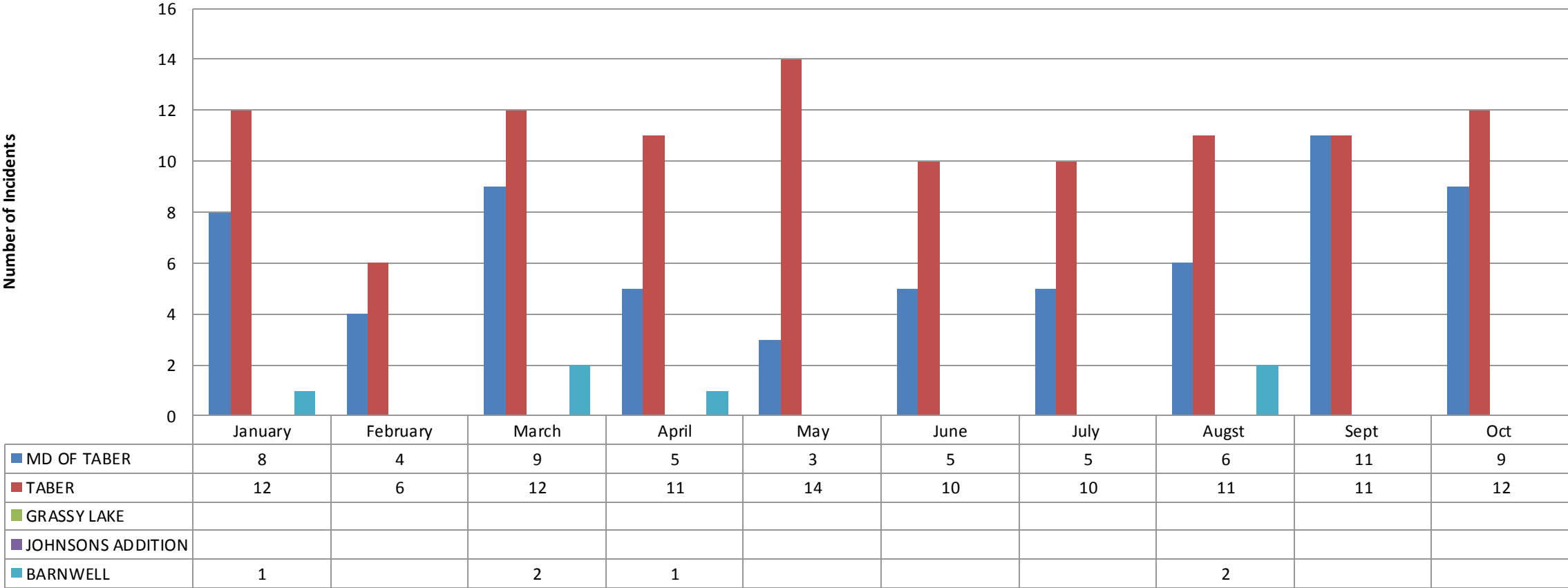


Year to Date Incidents 181 Total Calls

Same Time last year 178 Total Call

Below is a graph that shows the number of calls by location

Number of Calls by Location for Year to Date



Fire Chief Department report

- Taber was awarded 1 of 10 kits within the province, from Office of the fire Commissioner "Fire prevention week kit" worth \$500.00
- INET still working on bugs start estimated December start time.
- 1 Captain position filled
- QMP Town of Taber fire discipline audit: **Date change Nov 24-25 from Nov 17, 18**
- Deputy Fire Chief job filled start date December 14, 2015 **Nathan Cote.**
- Fire prevention week held Oct 4-10.
- Grand opening of the Fire Training Centre held Oct 3 estimate 120 people attended
- Southern Alberta Fire Department Conference Oct 16, 17 Taber Fire Chief is the Vice President and lead of the Trade Show over 200 firefighters in attendance.
- One member attended free training @ CP Rails training facility in Colorado this 4 day course was on crude by rail.
- Hired 4 new cadets training started Oct 23. This will bring numbers up to 30 Paid On-Call firefighters.
- 2 Lieutenant positions filled.
- Both rail cars moved to training site Omega Transport LTD donated transportation.
- Fire Chief attended Pheasant festival dinner.
- Emergency Information Training Oct 27
- Live fire instructor orientation training Sept 26
- October started the smoke alarm exchange program working with Kinsman club and the Firefighters Association donating the funds for 104 smoke alarms.
- November will start the kick off of the Firefighters Association calendar proceeds will purchase a mobile fire extinguisher training simulator.

Safety

- Safe month nothing to report.

Training Centre

- Training center building setup Sept 3, 2015
- Grand opening Oct 3, 2015
- Taber will be hosting AEMA training if anyone would like training on EOC as well as neighbouring communities this is posted on all AEMA web site.



Town of Taber

Engineering and Public Works Department Report November, 2015

General Info

- Assessing and tabulating future asphalt and sidewalk replacement for 2016 projects.
- Capital and operation budget process.
- Preparing for snow removal.
- Regional Trail – We met to review the plans for new portion of the trail that will run from river bottom to the corner of HI-way 864 and 50th avenue.

Transportation

- Fix signs in different locations
- Attending to complaints.
- Put up the Christmas lights.
- Grade roads (to transfer station) and alleys
- Fill pot holes
- Street sweeping on going
- Install snow fence at Eureka subdivision
- Fall cleanup is done
- Attending to compost area
- Monthly Health and Safety Meeting.
- Dig graves and fill graves.
- Do inspections for planning.
- Replace culverts in lane on 56th Ave and 52nd Street
- Culvert evaluations for condition

Solid Waste Collection and Transfer Station

- Developed a plan to; review, assess, modernize and implement a new waste management system
- Development of the Town's second solid waste & recycling brochure
- New solid waste truck ordered; the truck has been delayed until January of 2016.

- RFP for Collection Carts to be out July 10th, 2015 and closed August 7th, reviewing submittals will be coming to Council for approval in September. Supplier of collection approved by Council. Moving forward with first milestone of temporary garbage cart rollouts in early 2016.
- Monthly Health and Safety Meeting.

Capital Projects

- Highway 36 intersection into Eureka industrial subdivision – Tender was closed and awarded to Tollestrup Construction.
- Eureka industrial subdivision underground – Water pipe installation is complete. Sanitary pipe installation is complete. 64th Street sub-base granular material is installed. Base gravel to be installed in the spring. Rough Grading is 95% complete. The remainder is to be completed after gas lines are relocated in the spring. Topsoil placement and seeding of the storm pond, North swale, and 64th Street ditches to be completed in the spring.
- Storm Water master plan- It was sent to Alberta Environment for approval.
- Industrial Lagoons Upgrade – Finalizing the design and specifications.
- Center pivots for effluent irrigation at the lagoons, Expected contract completion end of November.
- Old Rodeo Grounds Storm Pond – Project is complete. Permanent pump was installed.

EPCOR Capital Projects

- Potable Water Master Plan - MPE to started modeling 85% complete.
- Wastewater flow monitoring started looking at two problem areas as identified by EPCOR.
- Sanitary lining – it was awarded to Insituform. Project starts Dec 01 2015.
- North Pump Station Upgrades - Detail design is at 100%. Project was awarded to DMT Mechanical, to be started first part of Dec 2015.
- Water meter replacement - ongoing throughout the year.



Council Request for Decision	
Meeting Date: November 23, 2015	
Subject: Mayor and Councillor Reports (Verbal)	
Recommendation:	That Council accepts the Mayor and Councillor Reports for information.
Background:	Updates are provided verbally to inform Council of individual elected official activity. This could come in the form of meeting attendance to Council's Boards, Commissions, Committees, ad hoc organizations or meetings intended to strengthen municipal reputation and visibility.
Legislation / Authority:	MGA, Section 207(c)
Strategic Plan Alignment:	Governance: Build partnerships with other governments and organizations where synergies may exist.
Financial Implication:	N/A
Service Level / Staff Resource Implication:	The service level will remain status quo.
Justification:	To keep all of Council informed of elected official activity.
Alternative:	Council could seek clarification on any of the matters.

Attachment(s):	None.
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	