



RAY BRYANT
MAYOR

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FORWARDED: February 10, 2011

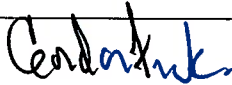
AGENDA

REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, FEBRUARY 14, 2011 AT 5:00 PM.

	<u>MOTION</u>
<u>ITEM NO. 1. CALL TO ORDER</u>	
<u>ITEM NO. 2. ADOPTION OF THE AGENDA</u>	X
<u>ITEM NO. 3. DELEGATIONS</u>	
A) RFD Taber Gymnastics Fitness Club	X
<u>ITEM NO. 4. ADOPTION OF THE MINUTES</u>	
A) RFD Regular Meeting of Council January 24, 2011	X
<u>ITEM NO. 5. BUSINESS ARISING FROM THE MINUTES - NONE</u>	
<u>ITEM NO. 6. BYLAWS</u>	
A) RFD Proposed Amendments to the Dog Control Bylaw 3-2008	X
B) RFD Proposed Amendments to the Utility Bylaw 1-2010	X
<u>ITEM NO. 7. ACTION ITEMS</u>	
A) RFD Chamber of Commerce Potential Parade Change	X
B) RFD Request to reverse tax penalty	X
C) RFD 2010 Draft Financial Statements	X
D) RFD Report on Industrial Lot Prices	X
<u>ITEM NO. 8. MEDIA INQUIRIES</u>	
<u>ITEM NO. 9. CLOSED SESSION</u>	X
Labour	
Land	
<u>ITEM NO. 10. OPEN SESSION</u>	X
<u>ITEM NO. 11. CLOSE OF MEETING</u>	X



TOWN OF TABER COUNCIL REQUEST FOR DECISION

Subject: Taber Gymnastics Fitness Club		Date of February 14, 2011	
		Agenda:	
Prepared By: Rob Cressman, Director of Public Services			
Attachments: Correspondence; Business Plan; Cost Estimates; Jan 13/11 Recreation Board minutes; Jan 19/11 Recreation Board Letter of Support			
Topic: Request for Land Donation to Build New Centre			
Background:	<p>The Taber Gymnastics Fitness Club attended the January 13, 2011 Taber Recreation Board meeting. The Recreation Board provided a letter of support (attached).</p>		
	<p>The Taber Gymnastics Fitness Club has been operating its programs at the Community Centre auditorium over the past 32 years. The Club is a non-profit society. In the correspondence we received February 4, 2011 the club indicates they have outgrown the facility and have prepared a business plan to obtain support in the development of a new facility. The Club is requesting the Town donate land, or provide them land under a lease to own agreement.</p>		
	<p>The proposed building floor plan is approximately 6,000 square feet. The Taber Gymnastics Fitness Club intends to own, operate and maintain the facility at its own cost with no taxpayer support.</p>		
	<p>Two areas the Club has identified and request Council consider donating are:</p> <ol style="list-style-type: none"> 1. Eureka Industrial area (serviced); and 2. West of Highway #864 in the area near the lands being leased to the Taber Pro Rodeo Association (un-serviced). <p>Vicki Terrick (President) and Tara Coney (Director) will be present as a delegation at the Council meeting.</p>		
Options:	<p>1. Council accepts the correspondence and business plan from the Taber Gymnastics Fitness Club, and directs Administration to assess sites that would be suitable for the Club and report to Council by March 14, 2011.</p>		
	<p>2. Council accepts the correspondence and business plan from the Taber Gymnastics Fitness Club, and directs Administration to prepare a letter to the Club advising the Town is not in a position to donate land at this time.</p>		
Recommendation: Option #1 - Council accepts the correspondence and business plan from the Taber Gymnastics Fitness Club, and directs Administration to assess sites that would be suitable for the Club and report to Council by March 14, 2011.			
Approval Date:		February 10, 2011	CAO: 

Taber Gymnastics Fitness Club
13 Huckleberry Crescent
Taber, AB T1G 0A7

February 3, 2011

To the Honorable Ray Bryant and Members of Taber Town Council:

The goal of the Taber Gymnastics Fitness Club is to provide a safe and fun environment while instructing the fundamentals of gymnastics. The Club has been in operation for the past 32 years in the Taber Community Centre. We estimate that approximately 9,000 children have come through the gymnastics program in that time. At the present time two sessions are held per year at 10 classes per session. The club has a current class membership of approximately 150 gymnasts. We have run into a problem as the child to coach ratio has doubled this year and the club does not have more time slots available to move the gymnasts to. The club has been renting the facility by the hour and therefore we have had to take down the equipment each week. This is very time consuming and hard on the equipment. The current flooring used for the gymnasts is very old and dirty. The club has fundraised for additional flooring and equipment but space constrictions prohibit the housing of these items. Specifically, new floor mats do not fit on the carts under the stage. As well, added equipment for our preschool clients is a permanent structure and cannot handle being taken down weekly.

Due to the size of the community, we are limited to the number of coaches available to the club and therefore, a smaller facility in club ownership rather than a larger facility rented would be a benefit to all. This will allow the club to continue to provide a lower child to coach ratio, maintain the integrity of the equipment, provide more services to the community and extend the session length. As well keeping and maintaining a cleaner, healthier environment to our gymnasts and other facility users.

As you are well aware, the demand for additional classes for older gymnasts, disability classes and adult classes are unavailable to the club and the public at this current facility. We are limited to a 2 day window (Tuesday or Wednesday) for our older, more competitive students, during these days the club has to compete with other activities and events these students would be involved in. Older students also necessitate more commitment from the coaching staff. They need more training time to allow for routine work, necessary conditioning and extra support. With our limited space and time frame we are currently unable to provide a "complete club curriculum" and thus, cannot compete with other options. Having a separate building would maximize the club's ability to diversify our demographics and host camps, birthday parties, training events and competitive events.

Developing specialized programs is essential to the growth of this sport in Taber. The club has been approached to develop a program for adults and children with special needs. This requires more time and days to bring this program to light. Bringing gymnastics back into Phys-Ed curriculums would be very beneficial to the health and wellness of the students in school. We have spoken with the schools here in Taber and they have indicated they would like to run some

PE classes at the gymnastics club. Having times available for field trips for school-aged children is desired. A new gym will allow the club to have a foam pit, a spring floor and a trampoline and tumble track and new programs not currently offered in Taber.

Knowing that the current facility is now inadequate to meet the needs of our club, we are asking the Town for their complete support in providing a land donation to build a new centre. We are looking to provide our community with a facility that will not only provide the best quality gymnastics program but will also provide other sports in our community an opportunity to improve and build upon their strengths and skills.

This legal land address and the value of the land can be used to apply for the Community Facility Enhancement Program (CFEP) grant and other grants available within our province and community. The CFEP grant is a matching funds based grant. This program will provide up to \$125,000 per year but special projects can be awarded an extra \$125,000 as an extension. We have been actively fundraising for a new building for over a year now and have over \$30,000 saved through our fundraising efforts and combined with our registration fees we have over \$60,000 in assets available quickly.

We have learned that a parcel of land up by the Ken McDonald Sports Park may be available as well as land out by the rodeo grounds west of town. We are only looking for the town to donate the land free and clear to the gymnastics club to build a new facility or to let us lease to own the land with a full payback agreement made to suit both parties. We are not asking the town to maintain the facility, the upkeep or the maintenance and utility costs. The Taber Gymnastics Fitness Club would own, operate and maintain this facility at their cost with no taxpayer money involved. The town has supported other organizations with both financial support and land donations and we ask to also be considered in this way. As a non-profit organization the club would like to have property taxes waived.

The Taber Gymnastics Fitness Club looks forward to serving the community for the next 32 years and with your support it will continue to be a viable sporting option for the citizens of the town and surrounding area.

Thank you for your consideration, the club looks forward to meeting with you at the meeting.

Sincerely,
Vicki Terrick
President, Taber Gymnastics Fitness Club



Business Plan

13 Huckleberry Cres.

Taber, AB Canada

T1G 0A7

(403)223-0311

mtconey@telus.net

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1.0 Executive Summary

This business plan has been prepared to obtain community support in the development of the new Taber Gymnastics Fitness Club facility. Possible considerations may include the following: donating land or an existing building to be used for this purpose, or financial aid in the purchase of land or an existing building.

The Taber Gymnastics Fitness Club (TGFC) is a non-profit organization dedicated to the sport of gymnastics. Our goal is to provide a safe and fun environment while instructing the fundamentals of gymnastics. For the past thirty-two years, the club has been operating in the Taber Community Centre. Currently, we run two sessions per year, fall and winter. Each session is approximately ten classes (fluctuates due to other bookings in the facility). Three coaches set-up the equipment on Tuesday afternoon, we run classes Tuesday evening, Wednesday morning and afternoon, and clean-up after Wednesday evening classes.

We have a number of reasons why we feel our own facility is a necessary change:

- Equipment is getting old and unsafe. We are required to replace a lot of equipment and are unable to because of storage restrictions. We have maximized the space available to us.
- We feel the need to diversify and expand our current programming, to allow us to better compete with other services available.
- Lower the child to coach ratio
- Extend the session length and run our program year round, offering classes and services seven days a week.
- Provide a safer, healthier, more stable environment to instruct gym.
- Provide the community of Taber and area with a safe, fun alternative to staying healthy and fit.

The TGFC is run by a board of directors with assistance from two head coaches. Coaches, Danielle Hansen and Tara Coney have both been competitive gymnasts and were born and raised in the Taber community. With combined gymnastics coaching experience of over twenty-five years. We understand what our customers want and need. We have found that there is definitely demand for this gym club facility that we have been planning and researching over the last year. We believe the TGFC will be successful due to the experience and knowledge we have gained in working with several gym clubs throughout the province. Also, with the help and guidance from the Alberta Gymnastics Federation, we were able to answer a lot of our questions and concerns. Are current members have provided us with positive feedback with regards to the new facility. Research has been done in the form of questionnaires to current members. It has indicated a strong affirmation of moving forward with plans for a new home for the TGFC. Our only concern was that of pricing, so we increased our registration fees in September 2009, to ensure members were willing to pay the amount necessary for us to move forward. Registration numbers were not affected by the increase.

To date, we have fundraised \$37, 135.17 towards our building fund. This has been accomplished in about a one year time frame. Details of this can be found in the financial plan.

1.1 Keys to Success

Our main keys to success include:

- Maintaining a reputable reputation in the community
- Competitive pricing
- Flexible hours, 7 days a week
- Design facility to allow for growth and hosting events
- Knowledgeable, experienced, certified coaching team
- Up-to-date equipment
- Offer wide variety of fitness classes to interest a larger group of potential customers

We can minimize certain risk factors by:

- Maintaining strong community ties and involvement
- Low overhead through the use of volunteer hours and multi-skilled board members
- Strong customer base
- Continuous training of coaches

1.2 Mission

To provide an ongoing commitment to excellence in safe and quality gymnastics instruction at recreational levels; with the focus upon the development of athletic ability, individual character, family involvement, and community spirit.

TGFC will offer a place where people can learn gymnastics, meet new people, have fun, and feel comfortable. We will offer various gymnastics and fitness training programs with price options for all levels of interest, but with greater emphasis on recreational gymnastics. TGFC welcomes a diversity of people and will maintain a non-smoking and alcohol/drug free environment.

1.3 Objectives

The objectives of the TGFC are the following:

- Exceed 60% of class capacity by the end of year one
- Acquire 400+ participants by the end of year one
- Continue to increase membership by 20% by year 2
- Provide gymnastics training for children of all ages at all levels
- Provide continual training, benefits, and incentives for staff to encourage a long-term commitment of employees
- Provide a wide range of fitness opportunities through several types of sports to the community including trampoline and tumbling program
- Offer a rental room to generate extra income
- Establish a Preschool that incorporates fitness and the use of our facility for day time use

- Provide the community with a Special Needs Fitness Program that has been in high demand for years
- Establish a toddler gym, to facilitate a huge population of our membership. Having equipment sized to suit their needs, to prevent injury and instill more confidence.

2.0 Company Summary

TGFC will remain located in Taber, Alberta and will provide the community and area with a comfortable, friendly environment in which to learn various levels of gymnastics. TGFC will offer group classes, in both recreational and trampoline and tumbling, birthday parties, drop-in-clinics, conditioning classes, recreational dance, cheerleading classes, fitness for people with disabilities, kindermusik, fitness preschool classes, and will have a room to rent out for other sports and classes. Gymnastics, as a sport has been increasingly popular worldwide due to exposure from the Summer Olympics. Gymnastics is viewed not just as a sport, but as a life skill. It teaches Physical Literacy- the fundamentals of moving the body. The benefits go far beyond sport participation.

We expect most of our customers to come from Taber, but we also expect at least 27% to come from the Municipal District of Taber. TGFC will appeal mainly to the 0-16 year old age group, all types of abilities and backgrounds, and children looking for creative self expression, exercise and or social opportunities through gymnastics.

3.0 Services

TGFC is dedicated to bringing the fun and challenge of gymnastics to Taber and area at an affordable cost. We will offer children a variety of fitness choices. By offering several options, we can best serve their individual needs and financial limitations. An annual mandatory insurance fee of \$21 per child must accompany registration fees each year.

Parent & Tot (Kanga and Roos)- This 30 minute class is designed to enhance your Childs motor, listening, and social skills through fun gymnastic oriented activities. (An adult is expected to actively participate with their child) This class is offered to children ages newborn-2 years. The price is \$80 for a 13 week session.

Parent & Tot (Piglets)- This 45 minute class emphasizes basic coordination skills through participation in games, songs, and movements. Children must be accompanied by an adult. This class is for children aged 2. The price is \$92 for a 13 week session

Tiny Tots (Tigers & Poohs)- This 45 minute class is the introduction to basic gymnastic skills with 4 levels to achieve. Activities include all apparatus. There are 6 students/instructor. This class is offered to 3 and 4 year olds. The price is \$92 for a 13 week session. We also offer advanced preschool (Supertots) which is by invitation only. This class is 60 minutes and is \$130 for a 13 week session.

Burgundy, Red, Tan & Bronze (Boys and Girls)- This 60 minute class is designed on specific skills that follow the Cangym program. Children must be 5 years of age. Beginner level classes. The price is \$130 for 13 week session.

Bronze, Purple, Blue, Turquoise, Silver & Up (Girls)- This 90 minute class is designed on specific skills that follow the Cangym program. Advanced classes. The price is \$195 for a 13 week session.

Boys Intermediate (bronze, purple, blue)/ Boys Advanced (Turquoise & Up)- These 90 minute classes deal mainly with boys apparatus events. It also follows the Cangym program. The price is \$195 for a 13 week session.

****Additional Classes we will be able to offer with our own facility include the following:**

Trampoline & Tumbling- Designed for boys and girls to learn basic through advanced skills including handstands, cartwheels, round-offs, back-hand-springs, saltos, etc. There are upto 8 students per instructor. This class is offered to students 6 years and up. The price is \$ for 10 weeks.

Birthday Parties- This is an excellent way to celebrate a Childs birthday. The first hour include games, tramp, pit, and fun activities. The final hour is for refreshments and gifts provided by the parents. We provide the party room, the fun, and the clean-up. Maximum number of guests is 15. Cost will be \$100 for 10 children with an additional \$10/ child thereafter.

Field Trips- This is designed to introduce a large group to basic gymnastic skills. This is 60 minutes long. The price will vary depending on the size of the group.

Cheernastics- This is a 60 minute tumbling class for cheer squads with an emphasis on flexibility, jumps, and stunts. The price will vary depending on the number in the squad. All ages are welcome.

Fitness Class for People with Disabilities- This program would provide physical activities for people with disabilities, both mental and physical. Every enrollment would be looked at on an individual basis and priced accordingly.

Kindermusik- This program will teach the fundamentals of music. The program and its philosophy will be run by Michelle Tamtom. A formal rental agreement will be drawn up when applicable.

Busy Bees Fitness Preschool- This program will provide children aged 3-4 years with the fundamentals of fitness and health along with the fundamentals of early childhood education. The program will be run by a certified early childhood education teacher along with a certified gym coach. The program will run Mon-Fri mornings. Registration fees, etc. is yet to be determined, as research is currently ongoing for this program.

Facility Room Rental- This is an extra room located in the mezzanine of the facility designed to accommodate the club hosting events and to rent out the space for another sport or activity. The room is approx 760 square feet and the cost will be \$18/ hour. Occupancy has not yet been determined. Possible renters could include, but are not limited to fit ball classes, boot camps, hockey conditioning, belly dancing, clogging, and karate.

Recreational Dance Classes- These classes will be instructed by a certified dance teacher. The focus will be on fun and preparing routines for the purpose of demonstrations.

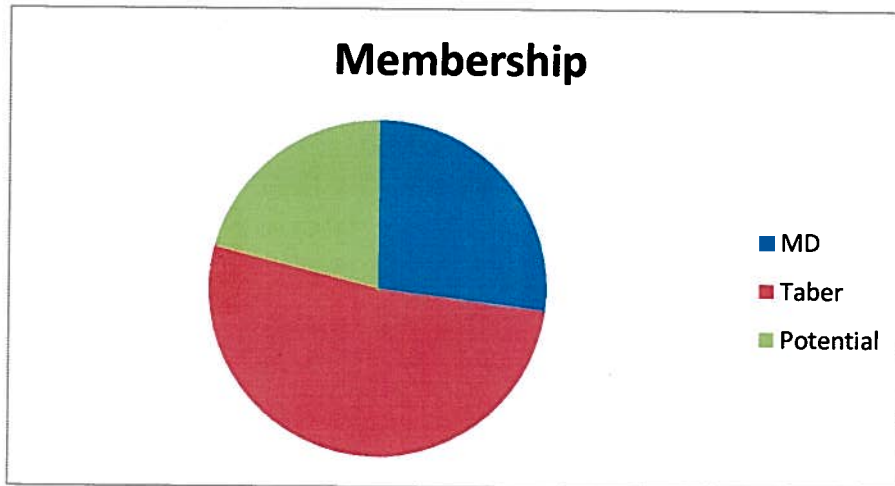
Adult Gymnastics- This 60 minute class is designed for anyone interested in learning or relearning basic to intermediate tumbling skills. There are 8 students/ instructor. This class is \$ for a 10 week session.

4.0 Market Analysis Summary

TGFC is a business that has become necessary in today's fast paced world. People are busier than ever, which has contributed to problems such as obesity and diabetes. Being overweight can cause many health issues, as well as social issues for children. It is imperative that children stay active, especially with all of the technology advancements and peer pressure towards drugs and alcohol. There is no doubt that there is room and a great demand for this new facility. It will provide a structured environment for children in our community to stay active and healthy.

4.1 Market Segmentation

TGFC has determined that its potential customers will come mainly from children aged 0-16 years of age, living in Taber and area. Currently, 27% of our gymnasts are from the greater M.D. including Vauxhall, Grassy Lake, Hays, Foremost, Enchant, Wrentham, and Bow Island.



The TGFC is the only gymnastic club in the community. The nearest club is over 30 minutes away, and is a competitive club with different philosophies and goals. Its registration fees and parent responsibilities are far greater.

5.0 Strategy and Implementation Summary

TGFC will succeed by offering gymnasts a safe, fun environment to learn gymnastics and other fitness activities from trained coaches. The goals of the gym are the following:

- To help parents feel good about the environment in which they have placed their children and the physical and social benefits gained
- To make it a safe, educational, fun experience for the child

5.1 Competitive Edge

TGFC's competitive advantage will be our broad range of classes available. We will have something for everyone. By expanding what we currently offer, we will extend the age that we keep our customers. We will be able to offer an actual "club" and not just a class. Students will have choices of classes, times, and days. Our new equipment will offer safer, fun experiences and allow athletes to improve skills and advance in level at a much faster rate. Year round classes will allow athletes to stay in shape all year.

5.2 Marketing Strategy

Our customers can come from age birth to 18 years old, male or female, all races, every income level, and can be local residents or county residents. If it looks fun, people will come. With the introduction to a foam pit, trampoline, tumble trac, toddler gym, spring floor, and climbing wall, children will have to come thru the doors to check us out. The main factor to our success is simply that a child can enjoy themselves in our gym while participating in gymnastics or other fitness activities that will stimulate their body and mind. Public relations is a vital part of management, by assuring that customer satisfaction is provided and gathering information from the public about the types of classes that are most desired. This can provide us with the means to stay in touch with the community and be ready to meet their needs.

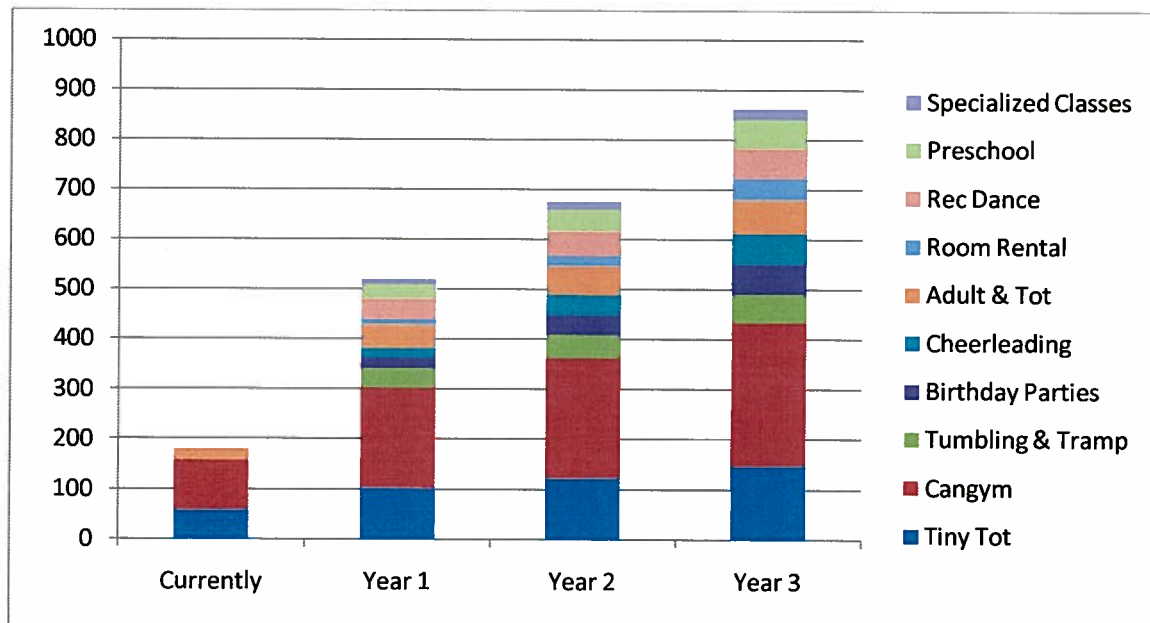
5.3 Sales Strategy

TGFC will host an open house to launch our new facility. In a small community, we will have a great word-of-mouth advertising. We also advertise registration in the Taber Times and Vauxhall Tribute. As well, run an ad with Super Signs. We are currently developing a website to help our customers obtain information about us and what we offer. Face book will also be utilized to maintain communication and reach new members. We expect to double our registration numbers within the first year of running in the new facility.

5.4 Sales Forecast

The sales forecast is based on numbers in our current situation. We are limited on hours and only run two days a week, so doubling in size would be an extremely attainable and not overly aggressive goal.

The cost of our sales includes the hourly wages paid to coaches. These amounts are based on experience and certification. Currently, the hourly rate for our coaches is capped at \$20/hour. Full time positions in the future would probably result in switching over to a salary pay schedule.



6.0 Management/ Personnel Summary

TGFC currently employs seven certified coaches. Also three Coaches in Training (CIT) who coach under the direct supervision of a certified coach. Coaches are required to be NCCP certified for the discipline in which they are coaching. Respect in Sport Certification is also mandatory. Maintaining First Aid is also an expectation. These guidelines are based on the Alberta Gymnastic Federation's policies. We encourage all of our coaches to continually pursue upgrading and support the Junior Coaching Program. It allows older recreational athletes to move into supervised coaching positions, thereby sharing their commitment to the sport with others. Once 16, they begin the certification process.

TGFC is a non-profit society which is ran by a Board of Directors. (Society # is 5013991533) Members include the following:

President- Vicki Terrick

Vice President- Charmaine Kallen- Nelson

Treasurer- Crystal Chapple

Secretary- Lisa Debona

Director- Danielle Hansen

Director- Tara Coney

Coaching hours will fluctuate in accordance with registration numbers. We do not foresee that a significant increase in membership will cause any staffing issues. We have a strong, local group of coaches that are welcoming the extra hours and changes. We do feel that a receptionist will be a necessary addition to our staff to handle administrative duties in the gym. We have accounted for this additional salary.

7.0 Financial Plan

The following sections will outline the financial plan for the TGFC.

7.1 Start-Up Funding

Building	\$523,727 (cost divided by 3 quotes)
Start up Expenses to fund	\$50,000
Assets to fund	\$20,000
Total funding required	\$523,727

Assets

Non-Cash (equipment)	\$75,000
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Cash Balance

Additional Cash Raised

Total Assets

Liabilities

Current Borrowing	0
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Long-term Liab.	0
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Accts. Payable	0
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Total Liabilities	0
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Capital

7.2 Profit and Loss

	Current	Year One	Year Two
Sales(registration)	34,700.00		125664.00
Direct cost of sales	9,300	24000	28800
Other costs of sales	11,900	19750	20660
Total cost of sales	21,200		
Gross margin \$	13,500		
Gross Margin %			
Expenses			
Payroll	9,300		
Marketing/Promotion	700		
AGF Fees & Insurance			
Utilities	0		
Building & Content Insurance	0		
Payroll Taxes			
Rent	5,184		
Total Operating Expenses			
Profit/Loss			

TGFC expects to see steady growth in its membership. Aside from payroll, Insurance and utilities will be our largest expenses. We will no longer be paying rent, so those monies could go towards a mortgage payment if need be. The gym layout we have designed, will allow us to conduct multiple classes at the same time, generating extra income, allowing us to take advantage of peak times.

The facility rental room, birthday bashes, field trips, and other fitness classes will keep the gym busy during slow times. All gyms struggle with keeping morning and early afternoon time slots full, which is why we are exploring the idea of implementing the "Busy Bees Preschool". Pre-K enrollment has taken off in Taber and we feel we could offer preschoolers a safe, nurturing environment to learn, play, and explore both mentally and physically. This idea is still in the exploration process, but it has proved very popular and a great addition to enhance other clubs. Wages and expenses for this program would come from enrollment.

7.3 Summary

Although the TGFC can not apply for grants until we have established a legal land description, we have done a lot of research into what would be applicable to us. A few that look like great opportunities include:

- Community Facility Enhancement Program (CEFP)
- Canadian Sport for Life (CS4L)
- Sport Participation Initiative

We are committed to the Alberta Lotteries Casino Night for some time in 2012.

To date we have raised \$37,135.17 and that amount is climbing. We have a generous, dedicated group of members that are committed to helping the club see this goal through. Even in a time of recession, local businesses, families, and friends have stepped up and done what they can to help. We have a lot of money still to raise, but are willing to put the necessary work in to see our facility a reality. Once we are operating in this facility, our numbers show that we will be self sufficient and look forward to giving back to the community. We are a non-profit organization, so we are not looking to see a huge profit margin; we are looking to provide an invaluable service to the community that can be enjoyed for years to come.



Established 1982

P.O. Box 4321
Taber, Alberta T1G 2C7
Office: (403) 223-1802
Fax: (403) 223-1777

C U S T O M B U I L D E R S A N D D E S I G N E R S

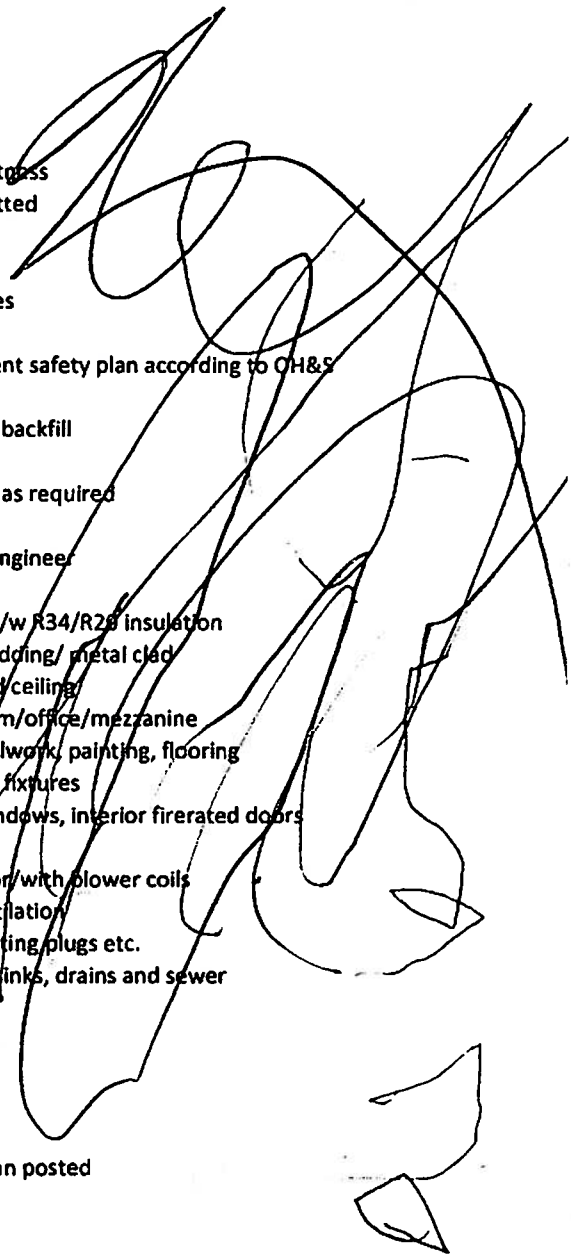
September 30, 2010

To: Taber Gymnastics Fitness Club

Attention: Danielle Hanson

Please accept this document as a proposed budget only for the purposes of planning a new fitness facility. A cost estimate would need to be completed when scope of work is defined as submitted by a licensed architectural firm.

Professional	Engineering and architect fees Safety Codes Officer Prime contractor to implement safety plan according to OH&S
Site Development	Site clearing, excavation and backfill Utility services into building Exterior curbs and sidewalks as required
Foundation	4' frost wall as designed by engineer
Structure	2x10/2x6 wall construction c/w R34/R28 insulation non combustible exterior cladding/ metal clad 5/8" Type X drywall walls and ceiling Fire separations between gym/office/mezzanine Interior finishes includes, millwork, painting, flooring bathroom partitions, light fixtures Commercial grade doors, windows, interior fire rated doors
Mechanicals	Heating-Combo boiler in floor with blower coils Air Exchange system for ventilation Electrical - service panel, lighting, plugs etc. Plumbing-gasfitting, toilets, sinks, drains and sewer
Fire Safety	Sprinkler system Fire separations Fire alarm panel Egress requirements Fire extinguishers and fireplan posted



Cost Breakdown

Architectural Fees	2.5%		\$	17,807.00	
Engineering Fees	1.5%		\$	10,684.20	
Safety Codes Fees/Building Permit			\$	8,000.00	
Project Management	4.0%		\$	28,491.20	\$ 64,982.40
Main Gym		6000 sq.ft.	\$ 60.00	\$	360,000.00
Reception/Office		3020 sq.ft.	\$ 100.00	\$	302,000.00
Mezzanine		1257 sq.ft.	\$ 40.00	\$	50,280.00
Utility servicing				\$	15,000.00
Sprinkler System To be determined?				\$	-
				\$	712,280.00
Contingency	4%			\$	792,262.40
				\$	31,690.50
		Total		\$	823,952.90
Exterior sidewalks/curbs				\$	15,000.00
Paving/Landscaping		34180 sq.ft.	\$ 3.50	\$	119,630.00

Sincerely



Clarence Bos

Danielle : The above cost is a fair representation of what you could expect to pay based on having the job fully sourced out not taking into account donations, work in kind, or volunteer labor pool. I have also included extra for sprinklers, contingency, and site servicing and development as a best case guesstimate. You should not budget less than \$550,000 to have the project completed, even with donations.



RC Construction

5311 - 48 Avenue, Taber, AB T1G 1S7
Phone (403) 223-6835 • Fax (403) 223-2633

21 October 2010

Client: Taber Gymnastics Fitness Club

Project: Preliminary Pricing from Drawings
Full Service Building – Turn Key

Details: 6,000 square feet of main gym space on the main level
925 square feet of toddler gym on the main level
1,257 square feet of viewing area and room on mezzanine level
3,020 square feet of remaining area on the main level consisting of:

- Offices
- Mechanical room
- Change rooms
- Reception / Lobby
- Washrooms
- Storage

Building to follow Alberta Building Code Standard and be complete with metal exterior and required interior finish to room design.

Pricing: Preliminary / Budget pricing for this project would be \$ 1,000,000, turn key complete for wood frame construction. Optional steel frame construction would increase the building costs by approximately 20%. Final pricing to be determined with final drawings, requirements and location.

Thank you for the opportunity to assist in your goal to construct a facility to serve your needs. We look forward to working together in accomplishing this goal whether it turns out to be new construction or renovation of an existing structure. If any further information is required please feel free to contact us.



Ted Breznik
Owner
RC Construction

Proposal



PAW PEDERSEN
O/A MAPLE LEAF CONSTRUCTION
 BOX 4738, TABER, ALBERTA T1G 2E1
 CELL: (403)834-3416 * FAX: (403)223-8388

PAW PEDERSEN
 Phone: (403)223-8351

PROPOSAL SUBMITTED TO:

John Synneste Club

PHONE

DATE

Sept 27 2010

JOB NAME

We hereby submit specifications and estimates for:

*preliminary cost projection of new building
wood frame construction*

405649⁰⁰
pt. 20282⁴⁵
425931⁴⁵

** a detailed quote can be submitted when a finalized set of blueprints are completed.*



Proposal

ROD'S Construction Services Ltd.

5412 - 47th Street, Taber AB., T1G 1G8
 Phone: 403-223-4796 • Fax: 403-223-3183 • Cell: 403-330-1955

PROPOSAL SUBMITTED TO: <i>Taber Gymnastics Fitness Club</i>		PHONE	DATE <i>June 15/09</i>
STREET:		JOB NAME	FAX
CITY	PROVINCE	POSTAL CODE	JOB LOCATION

FLOOR AREA *Main floor 5400 sqft Mezzanine floor 3356 sqft*

- We hereby submit specifications and estimates for:
- 90' x 60' x 22' High wood frame metal clad building on 4' x 8" concrete grade beam. Approx. 3356 sqft mezzanine floor.*
- Price Includes —
- Concrete grade beam foundation walls
 - Concrete main floor with dropped area for trampolines
 - 2x8 x 18' High wood frame walls with 3/12 pitch engineered wood truss roof.
 - Metal clad exterior walls and roof and approx 6' of inside of exterior walls
 - Wood frame interior partition walls 2x4.
 - Drywall finish interior walls and ceiling on main floor in washrooms and main entrance area. Also on mezzanine floor walls only.
 - Drywall on exterior main floor walls up to 12' High
 - Painting Allowance *18000* ⁰⁰
 - Plumbing for 2 washrooms
 - Electrical
 - Heating cooling units and ducting
 - Interior finishing oak doors and casing
 - Orathane insulation Allowance *26000* ⁰⁰
 - Exterior windows and doors Allowance *28000*
 - Floor coverings Allowance *15000* ⁰⁰
 - Cabinets vanities Allowance *8000* ⁰⁰

We Propose hereby to furnish material and labour - complete in accordance with above specifications, for the sum of:

dollars (\$ *433000* ⁰⁰)

Payment to be made as follows:

ADD 7% G.S.T. TO ALL PROPOSAL PRICES.
 All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, windstorm and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature _____
 Note: This proposal may be withdrawn by us if not accepted within _____ days.

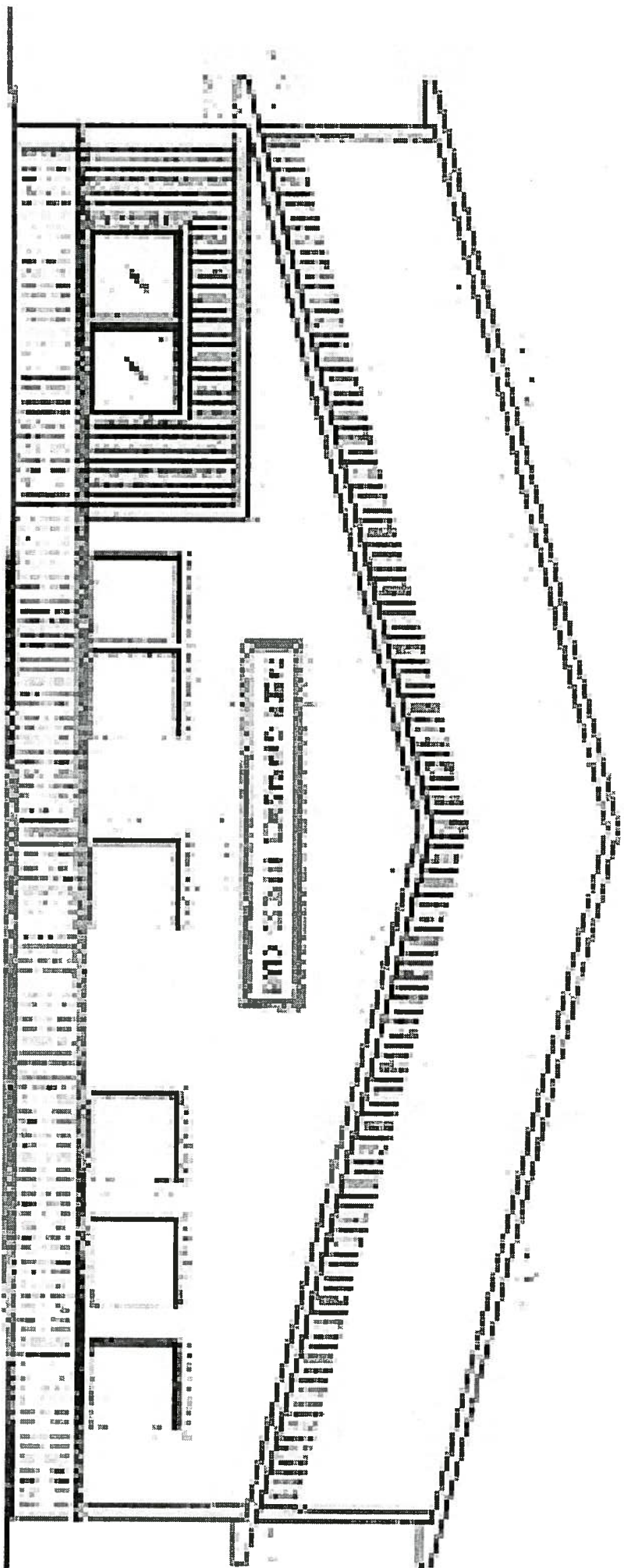
Acceptance of Proposal. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Signature _____

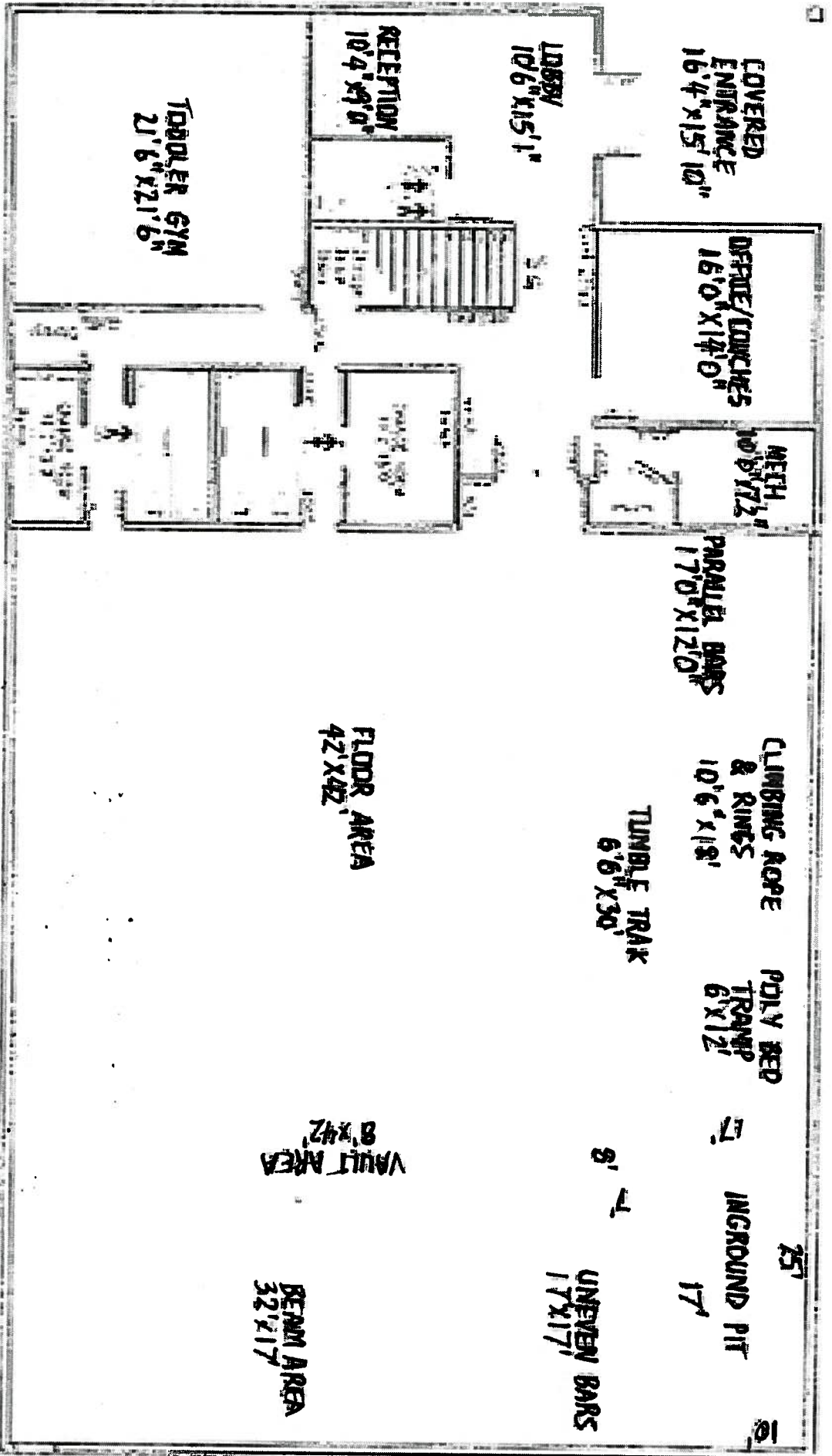
Date of Acceptance: _____

Signature _____

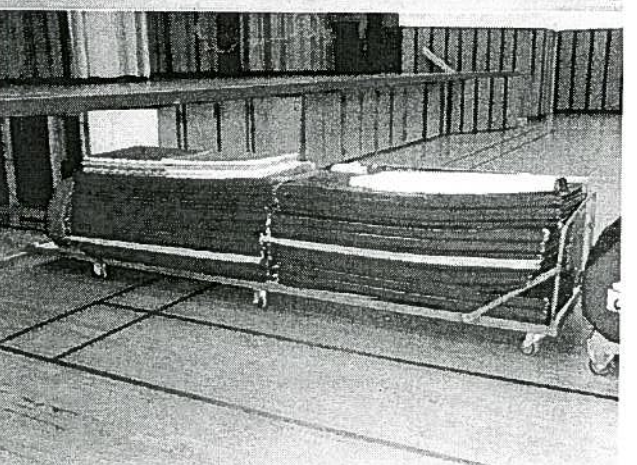
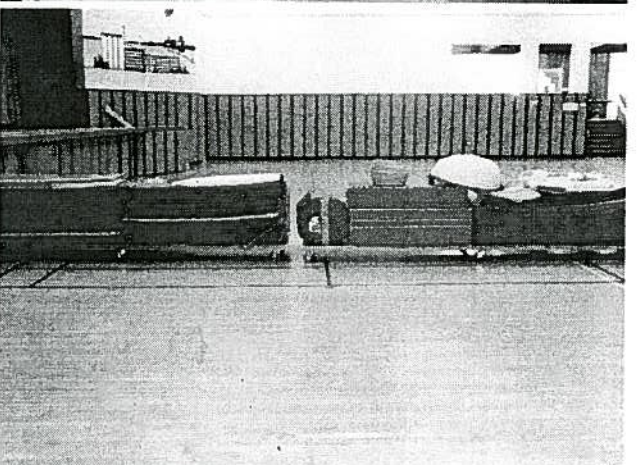
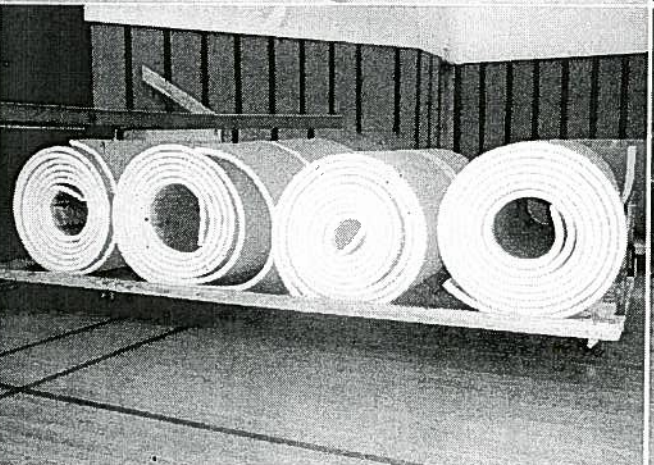
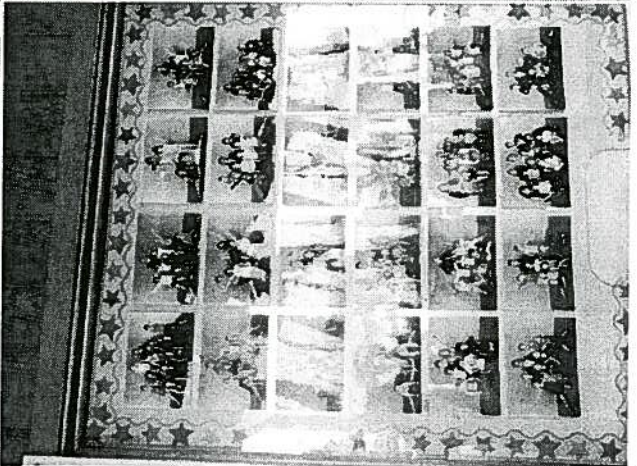
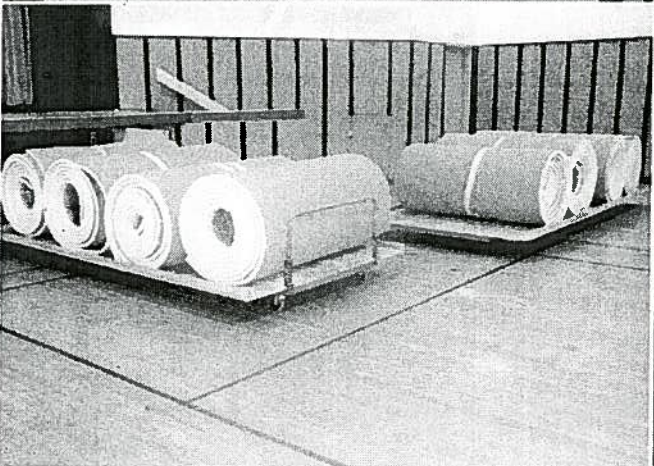
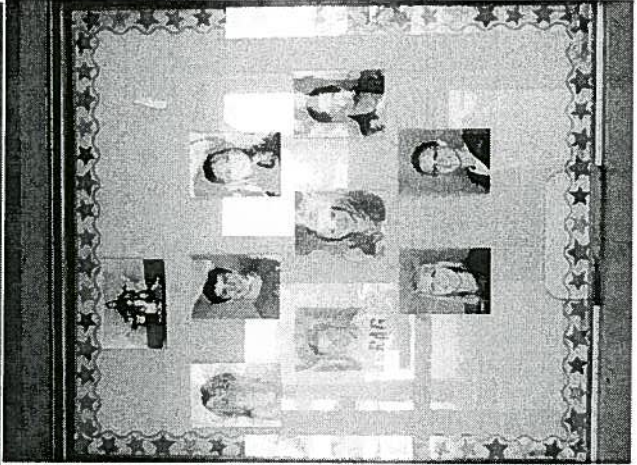
FORM 700-1000



**PROPOSED FRONT ELEVATION
FOR THE
TABER GYMNASIUM FITNESS CLUB**



PROPOSED GROUND FLOOR LEVEL - 6091 SQ. FT.
FOR THE
TABER GYMNASTICS FITNESS CLUB



Excerpt from January 13, 2011 Recreation Board meeting:

DELEGATIONS

Delegates from the Taber Gymnastics Fitness Club were welcomed. It was noted that this organization had presented to the Recreation Board early in 2010 and at that time were asked to return once their business plan was up to date.

Councilor Ben Elfring arrived 5:19 pm

V. Terrick expressed that their organization needs a land description to apply for grants, which they stressed was of utmost importance. Support from the Town was also requested and they reiterated they were not asking for money but rather a letter of support at this time. They expressed interest in the Legion Youth Centre. A. Holmen explained that the Youth Centre is a Town owned facility which we believe is leased over a five year period. The Town has never been approached by the Legion stating they want out of their lease. The Board suggested the Gymnastics club contact the Legion directly and inquire about their intentions. It was also brought up that the pistol club is currently using the Youth Centre. Ideally the club would like to own their own facility and have all decision rights. They would like to have their programming be self supporting and have other organizations rent from them for additional funding. A suggestion was made that the club should contact soccer and the two groups work together. There was also a suggestion that they set up an Association and that Future Focus in Town may be able to assist them with the process.

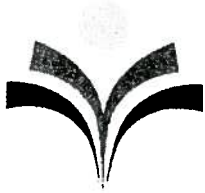
The difference between Letter of Support and Letter of Commitment was explained. This Board could issue Letters of Support however couldn't give Letter of Commitment.

It was suggested to the group to be clear about what they are asking of Council and ensure their package includes all the information for Council to review.

RES. 2/2011 MOVED by Councilor R. Sparks that the Recreation Board accepts the request regarding support for the Taber Gymnastics Fitness Club facility as presented and formulate a Letter of Support on behalf of the club to be presented to council.

CARRIED UNANIMOUSLY

The Recreation Board thanked the Taber Gymnastics Fitness Club for coming and recognized all their hard work. The Delegation left at 5:57 pm.



TOWN OF
TABER

A - 4900 50 ST. TABER, ALBERTA, CANADA T1G 1T1
TELEPHONE: (403) 223-5500 FAX: (403) 223-5530

January 19, 2011

File # 830-R02

Taber Gymnastics Fitness Club
Attn: Vicki Terrick
13 Huckleberry Crescent
Taber, AB T1G 0A7

Dear Ms. Terrick,

The Taber Recreation Board would like to provide this letter of support as it pertains to the development of a multi-purpose gymnastics facility.

The Recreation Board recognizes the benefits of a permanent facility for the Gymnastics Club and acknowledges the hard work gone into fundraising for this endeavour. The board approves in principle of the project and feels such a facility would enhance the community and provide the organization with an opportunity to expand their current programs.

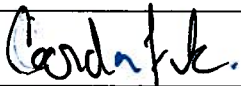
Sincerely,

Tim O'Donnell
Taber Recreation Board Chairperson



Agenda Item No. 4.A)

TOWN OF TABER
COUNCIL REQUEST FOR DECISION

Subject: Regular Minutes of Council		Date of February 14, 2011
		Agenda:
Prepared By: Kerry Van Ham, Council & CAO Assistant		
Attachments: Minutes		
Topic: Minutes of Regular Meeting of Council, January 24, 2011		
Background:		
Options:	1.	That Council adopts the minutes of the Regular Meeting of Council held on January 24, 2011, as presented.
	2.	That Council adopts the minutes of the Regular Meeting of Council held on January 24, 2011, as amended
Recommendation: Option #1 - That Council adopts the minutes of the Regular Meeting of Council held on January 24, 2011, as presented.		
Approval Date:	February 10, 2011	CAO: 

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 MONDAY, JANUARY 24, 2011 AT 5:00 PM.

PRESENT: Mayor Ray Bryant
Councillor Randy Sparks
Councillor John Papp
Councillor Louie Tams
Councillor Garth Bekkering
Councillor Murray Rochelle

ALSO PRESENT:

Gordon Frank, CLGM, Chief Administrative Officer (CAO)
Dale Culler, Director of Corporate Services
Rob Cressman, Director of Public Services
Jim Coughlin, Director of Planning & Economic Development
Kerry Van Ham, Council & CAO Assist./Recording Secretary
Neil Bryan, Planner
Lorraine Belanger, Planning & Economic Development Assistant
Garrett Simmons, Taber Times

ORDER

Mayor Bryant called the Regular Meeting of Council to Order at 5:00 PM.

ADOPTION OF THE AGENDA

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

RES.25/11 MOVED by Councillor Rochelle that Council adopt the agenda as presented.

CARRIED UNANIMOUSLY

DELEGATIONS - NONE**ADOPTION OF MINUTES****A) Minutes of the Regular Meeting of Council – January 10, 2011**

RES.26/11 MOVED by Councillor Papp that Council adopts the Minutes of the Regular Meeting of Council held on January 10, 2010, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES - NONE**BYLAWS****A) Proposed Land Use Amendment By-law No. 3-2010 - 2nd and 3rd Readings**

J. Coughlin, Director of Planning & Economic Development presented the proposed rezoning information. The intent of the proposed rezoning is to allow for the building of two single detached dwellings on the subject land. The by-law was given first reading on November 8, 2010, and the subsequent public hearing was held December 20, 2010.

Councillor Popadynetz arrived at 5:03 PM.

Administration summarized the issues and concerns regarding the proposed rezoning to Council.

Council discussed the issues and concerns brought forward at this time.

RES.27/11 MOVED by Councillor Tams that Council gives second reading to By-law No. 3-2010 being the Amendment to By-law No. 4-2006, the Land Use By-Law of the Town of Taber.

CARRIED

RES.28/11 MOVED by Councillor Rochelle that Council gives third and final reading to By-law No. 3-2010 being the Amendment to By-Law No. 4-2006, the Land Use By-Law of the Town of Taber.

DEFEATED

ACTION ITEMS**A) Overnight Truck Parking**

J. Coughlin, Director of Planning & Economic Development provided further details on this topic, as requested by Council at their December 20, 2010 meeting.

RES.29/11 MOVED by Councillor Bekkering that Council resolve to implement truck parking time limits for the 47th Ave. truck route, post parking directional signs and forward a letter to the Minister of Transportation requesting consideration for a truck turn-out along Highway #3.

CARRIED UNANIMOUSLY

B) Recreation Facility Naming Rights

R. Cressman, Director of Public Services detailed the recent discussions with the Taber Recreation Board along with information obtained from research on this topic that was presented to the Recreation Board at their January 13, 2011 meeting.

A key outcome of the research is the need for asset management and value assessment.

"Partnership Group – Sponsorship Specialists" is one of several consultants that have been identified that offers workshops on this topic. Administration and the Recreation Board anticipate that participation in the workshop would be beneficial.

MOVED by Councillor Papp that Administration look into the cost of bringing Partnership Group – Sponsorship Specialists to Taber to conduct a workshop relating to Recreation Facility Naming Rights.

Council discussed the motion at this time.

Mayor Bryant requested that Councillor Papp rescind the motion.

Councillor Papp agreed to rescind the motion.

RES.30/11 MOVED by Councillor Papp that Council directs Administration to request Partnership Group – Sponsorship Specialists to conduct a workshop in Taber relating to Recreation Facility Naming Rights, with costs not to exceed \$2,000.00.

CARRIED UNANIMOUSLY

C) 2011 Recreation User Fees

R. Cressman, Director of Public Services detailed that the rugby program and public skating fees were not considered during the 2011 Recreation user fees review and 2011 budget presentation.

The Recreation Board recommends rugby fees be set at the same rate as soccer (\$272.00 per season) and the Saturday public skate admission fee be set at a toonie (\$2.00) per person.

RES.31/11 MOVED by Councillor Tams that Council approves the 2011 Rugby and Public Skating Recreation User Fee as presented, effective immediately.

CARRIED UNANIMOUSLY

D) 2010 Accounts Receivable Write Offs

D. Culler, Director of Corporate Services discussed the requirements of Administration under Policy 08/03/10. All debts under \$500.00 to be written off are to be brought to Council annually for information and review. This policy also states that all debts over \$500.00 which remain uncollected after two years are to be submitted to Council for authorization to write off.

Council discussed the information presented at this time.

RES.32/11 MOVED by Councillor Sparks that Council approve the write off of individual accounts with balances over \$500.00.

CARRIED UNANIMOUSLY

E) Letter of Support request from the Taber Public Library

G. Frank, Chief Administrative Office, detailed the letter request from the Taber Public Library.

The Library is applying for a financial assistance grant through the Community Initiatives Program, which is funded through the Lottery Funding Program, Culture and Community Spirit Division.

RES.33/11 MOVED by Councillor Rochelle that Council authorizes Administration to draft a letter of support for the grant application for the Taber Public Library, addressed to the Community Initiatives Program, on behalf of the Town of Taber.

CARRIED UNANIMOUSLY

F) Restrictive Vehicle Idling Motion

In follow up to the notice of motion that was brought forward by Councillor Rochelle at the January 10, 2011 regular meeting of Council, Councillor Rochelle provided further information on the intent and details of the proposed bylaw which states:

“The Town of Taber adopts a restrictive idling bylaw for all vehicles within the Town of Taber corporate limits”

RES.34/11 MOVED by Councillor Rochelle that Council accepts the motion and instructs Administration to research and present to Council a restrictive vehicle idling bylaw for consideration.

CARRIED

G) Department Head Reports

RES.35/11 MOVED by Councillor Popadynetz that Council accepts the Department Head Reports for information.

CARRIED UNANIMOUSLY

G) Mayor and Councillor Reports (Verbal)

Council briefly discussed their various Committee activities during the past month.

RES.36/11 MOVED by Councillor Bekkering that Council accepts the Mayor and Councillor reports, as presented.

CARRIED UNANIMOUSLY

MEDIA INQUIRIES – NONE**CLOSED SESSION**

RES.37/11 MOVED by Councillor Sparks that Council move to Closed Session to discuss labour matters.

CARRIED UNANIMOUSLY AT 6:25 PM

OPEN SESSION

RES.38/11 MOVED by Councillor Bekkering that Council reconvenes into Open Session.

CARRIED UNANIMOUSLY AT 6:36 PM

RES.39/11 MOVED by Councillor Sparks that Mr. Edwyn Ellingson be appointed to the Development Authority (Municipal Planning Commission) for a two year term to expire December 31, 2012.

CARRIED UNANIMOUSLY

RES.40/11 MOVED by Councillor Rochelle that Mr. Harry Prummel be appointed to the Taber Municipal Police Commission for a three year term to expire at the Organizational Meeting of Council, October 2013.

CARRIED UNANIMOUSLY

RES.41/11 MOVED by Councillor Bekkering that Mr. Tim O'Donnell be appointed to the Taber Recreation Board for a three year term to expire December 31, 2013.

CARRIED UNANIMOUSLY

CLOSE OF MEETING

RES.42/11 MOVED by Councillor Papp that this Regular Meeting of Council is hereby closed.

CARRIED UNANIMOUSLY AT 6:38 PM

15/2011

January 24, 2011

MAYOR

CHIEF ADMINISTRATIVE OFFICER

15/2011



TOWN OF TABER

COUNCIL REQUEST FOR DECISION

Subject: Proposed Amendments to the Dog Control Bylaw (3-2008)		Date of Agenda: February 14, 2011	
Prepared By: A. RUDD, Chief of Police			
Attachments: Current Schedule 'A', 'B' and 'D' of Dog Control Bylaw 3-2008 Proposed Amendments to Schedule 'A', 'B' and 'D' of Dog Control Bylaw 3-2008			
Topic: Amendment to fines and fees schedules			
Background:	<p>The purposes of the proposed amendments to Schedule 'A', 'B' and 'D' of the Dog Control Bylaw 3-2008 are to encourage people to:</p> <ul style="list-style-type: none"> a) Have their dog spayed or neutered, and b) Have their dog licensed with the Town of Taber 		
	<p>The aim is to create a mindset of responsible pet ownership, while helping to decrease the number of unwanted and/or homeless dogs. As the proposed fines are lower for altered and licensed dogs, there is an incentive for existing pet owners.</p>		
	<p>The majority of dogs placed in the impound are unclaimed by owners. This may be partially attributed to the current \$100 fine for a dog running at large. Additionally the cost of a license is also prohibitive and raises the cost of retrieving an impounded dog to \$150.</p>		
	<p>Raising the voluntary surrender of ownership fee will also support the aim of quality care, while helping to offset the costs of feeding, vaccinating and spaying/neutering a dog that enters the facility.</p>		
Options:	<p>By charging an adoption fee of \$150.00 per dog, the Bylaw Department is able to spay/neuter and vaccinate any dog that is placed up for adoption. The adoption fee not only helps offset the cost of veterinary bills, but supports the continuation of this dog rescue program. Spaying or neutering all dogs prior to adoption will also help to decrease the unwanted/homeless dog population.</p>		
	<ol style="list-style-type: none"> 1. That Council support the amendments to fine and fee schedules, as presented. 2. That Council does not support the amendments to fine and fee schedules, as presented. 		
Recommendation: Option #1 – That Council support the amendments to fine and fee schedules, as presented.			
Approval Date:	February 10, 2011	CAO:	<i>Caroline [Signature]</i>

CURRENT SCHEDULE OF FINES & FEES

TOWN OF TABER BYLAW NO. 3-2008

SCHEDULE "A"

SPECIFIED PENALTIES

<u>Section</u>	<u>Violation</u>	<u>Penalty</u>
4.a) (i)	Dog Running at Large	\$100.00
(ii)	Dog Bites a Person	\$500.00
(iii)	Dog Injures a Person	\$250.00
(iv)	Dog Chases a Person	\$250.00
(v)	Dog Bites, Barks at or Chases other animals, bicycles, automobiles, wildlife	\$250.00
(vi)	Dog barks, howls excessively or unnecessarily or otherwise creates a disturbance	\$50.00
(vii)	Dog causes damage to property or other animals	\$100.00
(viii)	Dog upsets waste receptacles	\$100.00
(vix)	Neglect of dog	\$250.00
5.	Dog transported loose in open box of a truck	\$100.00
6.	Dogs left without Ventilation	\$250.00
7.	Dog Fighting	\$500.00
8.	Dog Defecation	\$50.00
9.	Dog in Heat	\$50.00
11. a)	Dog not Licensed	\$100.00
11. c)	Dog not Wearing License	\$100.00
13. a)	Failure to obtain an aggressive dog license and comply with requirements	

TOWN OF TABER
BYLAW NO. 3-2008

SCHEDULE "B"

FEES

1.	a)	Impoundment Fee	\$25.00
	b)	Aggressive Dog Impoundment Fee	\$50.00
	c)	Care and Sustenance (per day or portion thereof to commence at midnight on the day of impoundment)	\$10.00
	d)	Veterinary Fee	Amount Expended
	e)	Owner Drop-Off Fee	\$50.00
	f)	Refundable deposit for sterilization	\$100.00
	g)	Purchase Price - all dogs (plus sterilization deposit on un sterilized dogs)	\$50.00
	h)	Destruction of Dog	\$75.00

TOWN OF TABER
BYLAW NO. 3-2008

This form may be modified periodically with the permission of the C.A.O.

SCHEDULE "D"

LICENSE FEES

<u>Status of Dog</u>	<u>Annual Fee</u>
1. Any dog that is altered	\$25.00
2. Any dog that is not altered	\$50.00
3. Assistance Dogs	Free
4. Dog owned, kept, maintained or harbored by a Law Enforcement Officer or Peace Officer	Free
5. Dog Fancier License (in addition to regular license fee per dog)	\$20.00
6. Aggressive Dog License Fee	\$150.00
7. Replacement License	\$5.00

TOWN OF TABER
BYLAW NO. 3-2008

SCHEDULE "A"

SPECIFIED PENALTIES

<u>Section</u>	<u>Violation</u>	<u>Penalty</u>
4.a) (i)	Dog Running at Large	
	A. Altered dog with license or microchip	\$25.00
	B. Altered dog without license	\$25.00
	C. Unaltered dog with license	\$75.00
	D. Unaltered dog without license	\$100.00
(ii)	Dog Bites a Person	\$500.00
(iii)	Dog Injures a Person	\$250.00
(iv)	Dog Chases a Person	\$250.00
(v)	Dog Bites, Barks at or Chases other animals, bicycles, automobiles, wildlife	\$250.00
(vi)	Dog barks, howls excessively or unnecessarily or otherwise creates a disturbance	\$50.00
(vii)	Dog causes damage to property or other animals	\$100.00
(viii)	Dog upsets waste receptacles	\$100.00
(vix)	Neglect of dog	\$250.00
5.	Dog transported loose in open box of a truck	\$100.00
6.	Dogs left without Ventilation	\$250.00
7.	Dog Fighting	\$500.00
8.	Dog Defecation	\$50.00
9.	Dog in Heat	\$50.00
11. a)	Dog not Licensed	\$100.00
11. c)	Dog not Wearing License	\$100.00

TOWN OF TABER
BYLAW NO. 3-2008

Schedule "A" – continued

13. a)	Failure to obtain an aggressive dog license and comply with requirements thereunder	\$500.00
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SPECIFIED PENALTIES

<u>Section</u>	<u>Violation</u>	<u>Penalty</u>
13.b)	Failure to have an electronic identification microchip implanted in, or Veterinarian tattoo placed upon an aggressive dog.	\$250.00
13. c)	Failure to obtain insurance of one million dollars for an aggressive dog	\$500.00
16.	Obstruction	\$500.00
21. a)	Dogs with Communicable Diseases in Public Places	\$100.00
b)	Failure to Lock, Isolate and Report a dog with Rabies	\$250.00
22.	Dogs in Restricted Area	\$100.00

Where any person contravenes the same provision of this Bylaw twice within one twelve month period, the specified penalty payable in respect of the second contravention is **double** the amount shown in Schedule "A" of this Bylaw. - Section 24. c) (i)

Where any person contravenes the same provision of this Bylaw three or more times within one twelve month period, the specified penalty payable in respect of the third or subsequent contravention is **triple** the amount shown in Schedule "A" of this Bylaw.-Section 24. c) (ii)

TOWN OF TABER
BYLAW NO. 3-2008

SCHEDULE "B"

FEES

1.	a)	Impoundment Fee	\$25.00
	b)	Aggressive Dog Impoundment Fee	\$50.00
	c)	Care and Sustenance (per day or portion thereof to commence at midnight on the day of impoundment)	\$10.00
	d)	Veterinary Fee	Amount Expended
	e)	Owner Drop-Off Fee	
		(i) Altered dog	\$50.00
		(ii) Unaltered dog	\$100.00
	f)	Refundable deposit for sterilization	\$100.00
	g)	Adoption Fee	\$150.00
	h)	Euthanization of Dog	\$75.00

All dogs over the age of 6 (six) months must be altered before adoption.

TOWN OF TABER
BYLAW NO. 3-2008

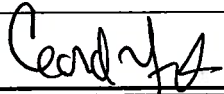
SCHEDULE "D"

LICENSE FEES

<u>Status of Dog</u>	<u>Annual Fee</u>
1. Any dog that is altered	\$15.00
a) After September of each year	\$10.00
2. Any dog that is not altered	\$30.00
a) After September of each year	\$20.00
3. Assistance Dogs	Free
4. Dog owned, kept, maintained or harbored By a Law Enforcement Officer or Peace Officer	Free
5. Dog Fancier License (in addition to regular license fee per dog)	\$20.00
6. Aggressive Dog License Fee	\$150.00
7. Replacement License	\$5.00



TOWN OF TABER COUNCIL REQUEST FOR DECISION

Subject: Utility Bylaw 1-2010 – Water Rates		Date of February 14, 2011
		Agenda:
Prepared By: Rob Cressman, Director of Public Services		
Attachments: Schedule 'A'		
Topic: Water Rates Amendment – Water Meters; Transfer to Taxes Fee		
Background:	<p>The 2011 Municipal Utility Rates were approved by Council resolution at the December 20, 2010 Council meeting. Since that time, we have confirmed 2011 pricing from our water meter supplier. The proposed water meter fees are detailed on Schedule 'A' (attached). Based on the current Utility bylaw 1-2010:</p> <ol style="list-style-type: none">1. water meters are supplied to the Developer/Owner at the Town's expense, with only upsizing costs (beyond ¾" meters) being the responsibility of the Owner/Developer;2. the Town is responsible for the cost to maintain, repair and replace such meters over time, with some exceptions (E.g. in the event a water meter is damaged due to freezing); and3. water meters remain property of the Town regardless of who pays meter fees.	
	<p>We are also proposing to detail the amount of user fee (\$20.00) that would be applied on outstanding utility accounts, for transferring the outstanding amount plus the transfer fee, to the owners property tax account. The user fee requirement is stated in the existing Utility Bylaw 1-2010.</p>	
Options:	<ol style="list-style-type: none">1. Council approves the 2011 Water Meter Fees, and the Transfer to Taxes Fee, as presented.2. Council approves the 2011 Water Meter Fees, and the Transfer to Taxes Fee, as amended.	
Recommendation:	Option #1 - Council approves the 2011 Water Meter Fees, and the Transfer to Taxes Fee, as presented.	
Approval Date:	February 10, 2011	CAO: 



SCHEDULE 'A' WATER RATES

Schedule 'A' effective January 1, 2011.

RESIDENTIAL, COMMERCIAL, INDUSTRIAL & INSTITUTIONAL

	Flat Fee	\$25.55/month
	Meter Rate	\$ 0.94/m ³
 MULTI UNIT STRUCTURE	Flat Fee	\$25.55/month - first unit
	Flat Fee	\$12.78/month for each Additional unit
	Meter Rate	\$ 0.94/m ³
 NON-RESIDENT:	Flat Fee	\$25.55/month
	Meter Rate	\$1.58/m ³
 VILLAGE OF BARNWELL:	Meter Rate	\$428.50 per 4,500/m ³

FIRE PROTECTION SERVICES:

Flat Fee	
- 10" diameter	\$28.33 per month
- 12" diameter	\$41.46 per month

UTILITY DEPOSIT: \$150.00

RECONNECT FEE: - Working Hours \$75.00
 - After Working Hours \$150.00

TEMPORARY WATER SERVICE: \$125.00

CONSTRUCTION DEPOSIT: as per Policy #68C08/21/00

BULK WATER: \$2.89/m³

WATER METERS:

- 5/8" Meter	\$ 398.00
- 3/4" Meter	\$ 442.00
- 1" Meter	\$ 545.00
- 1 1/2" Meter	\$ 890.00
- 2" Meter (only)	\$1,055.00

Oversized Meters (Utility Bylaw 1-2010; Section 5.12 b)

- 3/4" to 1" Meter Upgrade	\$ 114.00
- 3/4" to 1 1/2" Upgrade	\$ 493.00
- 3/4" to 2" Meter Upgrade	\$ 674.00


TRANSFER TO TAXES FEE \$ 20.00

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.



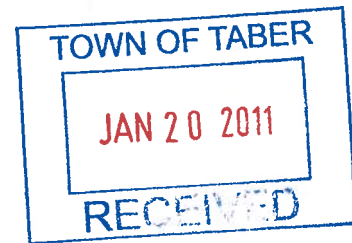
TOWN OF TABER COUNCIL REQUEST FOR DECISION

Subject: Taber & District Chamber of Commerce request to move the Taber Parade to an alternate time of year	Date of February 14, 2011 Agenda:
Prepared By: Kerry Van Ham, Council & CAO Assistant	
Attachments: Letter received from the Taber & District Chamber of Commerce	
Topic: Moving the Taber Parade to an alternate time of the year.	
Background:	A letter was received from the Taber & District Chamber of Commerce requesting an opinion from the Town of Taber for the possibility of moving the parade to an alternate time of the year.
	Administration has investigated the impact that moving the parade could cause, and has determined that there is no foreseen obstacles.
Options:	1. That Council accepts the correspondence from the Taber & District Chamber of Commerce for information, instructing Administration to reply with their findings.
	2. That Council accepts the correspondence from the Taber & District Chamber of Commerce, instructing Administration to reply by requesting not to move the parade to an alternate time of the year.
Recommendation: Option #1 - That Council accepts the correspondence from the Taber & District Chamber of Commerce for information, instructing Administration to reply with their findings.	
Approval Date:	February 10, 2011 CAO: 



TABER & DISTRICT Chamber of Commerce

4702 - 50 Street, Taber, Alberta T1G 2B6
Phone 403-223-2265 • Fax 403-223-2291



January 20th, 2011

To the Council of the Town of Taber,

Due to the snow cancellation last year, together with comments from a number of concerned citizens, the Parade Committee is strongly considering relocating the Taber Parade from its usual time in May to a Saturday in July to coincide with the Pro Rodeo. The Chamber has polled our membership and the consensus so far is to move it to Cornfest. Attached are a few responses from our members.

We understand that there are a number of issues that need to be addressed before a final decision is made. We would like to find another activity to run the parade in conjunction with, we need to get the okay from the Town and the MD, we need to assess whether our parade would conflict with an event in another city which would cause our parade to be poorly attended.

Most importantly, we want to know whether The Town and M.D., partners in the parade, moving the parade is a good idea or leave it as is (May 28th, 2011). The Parade committee will need to take their findings to our Board meeting by February 7th, 2011, which would include the M.D. and Town of Taber thoughts.

Thank you so much for all of your involvement in Chamber activities.

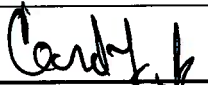
Sincerely,

Bradley K Bullock
Taber and District Chamber of Commerce Board Member
Parade Committee Chair



Agenda Item No. 7.B)

TOWN OF TABER COUNCIL REQUEST FOR DECISION

Subject: Request to Reverse Tax Penalty		Date of February 14, 2011
		Agenda:
Prepared By: Donna Weiss, Tax and Finance Administrative Assistant		
Attachments: Waiver request letter		
Topic: Request to Reverse January 4, 2011 Tax Penalty		
Background:	A letter was received from a property owner requesting that the tax penalty in the amount of \$96.03, for tax roll 4452200, be reversed.	
Options:	1.	That Council not reverse the January 4, 2011 penalty for tax roll 4452200 in the amount of \$96.03.
	2.	That Council reverse the January 4, 2011 penalty for tax roll 4452200 in the amount of \$96.03.
Recommendation: Option #1 - That Council not reverse the January 4, 2011 penalty for tax roll 4452200 in the amount of \$96.03.		
Approval Date:	February 10, 2011	CAO: 

January 17, 2011

The Town of Taber
Office of the Mayor
A, 4900 – 50 Street
Taber, Alberta T1G 1T1



ATTENTION: His Worship, Mr. Ray Bryant

Dear Sir:

Re: [REDACTED] Avenue, Taber, Alberta

Further to the above, we write to advise that we purchased the above-described property in the Town of Taber during September of 2010. We can advise that recently we received a Notice from the Town of Taber dated January 4th, 2011 wherein we were advised that we received a 12% penalty on outstanding 2010 property taxes. This Notice surprised us as on at least two separate occasions we attended at the Town Office to attempt to pay property taxes and/or apply for the instalment payment plan and we were advised there were no taxes due or owing.

As we have recently moved to Canada, and as this is our first time owning a home, and as English is not our first language, we thought we had taken all the necessary steps to make all the payments related to the property, including attending at the Town Office. We understand that we are responsible for the taxes that were due and owing in 2010 but find it strange that we were advised that there were no taxes due or owing only to be charged a penalty of 12%.

After conversations with [REDACTED] at the Town Office, we have been advised to contact you directly in writing and request that the Town waive the penalties we have incurred upon our payment of the full amount owing from 2010. We hope that you can understand our situation and grant us some leniency as we become better acquainted with home ownership in the Town of Taber. We also think it would be beneficial for a review be conducted internally to determine why we were advised by the Town Office that no payments were required.

Yours very truly,

[REDACTED]



Agenda Item No. 7.C)

TOWN OF TABER
Council Request For Decision

Subject: 2010 4th Quarter Financial Reports		Date of Agenda: February 14, 2010	
Prepared By: Dale Culler, CA, Director of Corporate Services			
Attachments: Financial Reports			
Topic: Council information for 2010 4th Quarter Financial Reports			
Background:	<p>Attached is the year to date unaudited 2010 4th quarter financial reports. When reviewing the information make note that for analytical purposes a positive variance on revenues or departments that budgeted a surplus means that more revenue or a larger surplus resulted from operations and the "percentage used" amount will be greater than 100%. For expenses or for departments that budgeted deficits a positive variance means that the expenses or the deficit was less than expected and the "percentage used" amount will be less than 100%.</p>		
	Options:	<p>1. That Council accepts the unaudited 2010 4th quarter financial statements for information purposes.</p>	
Recommendation: Option #1 - That Council accepts the unaudited 2010 4 th quarter financial statements for information purposes.			
Approval Date:	February 10, 2011	CAO:	

TOWN OF TABER
OPERATING FINANCIAL STATEMENTS
For the Twelve Months Ending December 31, 2010
(Unaudited)

TOWN OF TABER
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December 31, 2010
(Unaudited)

FINANCIAL STATEMENTS

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TOWN OF TABER

Statement of Operations and Change in Fund Balances
For the Twelve Months Ending December 31, 2010
(Unaudited)

	2010 Budget Operating	2010 Actual Operating	Variance	Percentage Used	2009 Actual Operating
Revenues					
Net taxes available for municipal purposes	6,591,308	6,696,821	105,513	101.60%	6,404,507
Sales to other governments	1,190,300	1,206,866	16,566	101.39%	905,069
Sales and user fees	6,411,336	6,499,668	88,332	101.38%	6,062,829
Penalties and cost of taxes	90,000	109,201	19,201	121.33%	99,906
Licenses and permits	186,350	209,821	23,471	112.59%	201,863
Fines	188,950	204,756	15,806	108.36%	223,349
Franchise and concession contracts	931,895	956,299	24,404	102.62%	855,312
Investment income	1,000	173,032	172,032	17303.18%	2,923
Rentals	597,550	684,487	86,937	114.55%	585,605
Other	113,358	279,263	165,905	246.35%	272,691
Government transfers	1,183,692	1,144,762	(38,930)	96.71%	1,223,698
Total Revenues	17,485,739	18,164,975	679,236	103.88%	16,837,752
Expenses					
Salaries, wages and benefits	7,118,367	7,057,312	61,055	99.14%	6,737,518
Contracted and general services	3,941,092	4,160,198	(219,106)	105.56%	5,340,259
Purchase from other governments	611,673	635,325	(23,652)	103.87%	650,011
Materials, goods and supplies	2,191,205	2,398,438	(207,233)	109.46%	2,297,116
Provisions for allowances	6,000	21,025	(15,025)	350.42%	41,153
Bank charges and short term interest	4,000	4,999	(999)	124.98%	3,890
Transfers to local boards and agencies	421,574	466,414	(44,840)	110.64%	498,357
Interest on long term debt	619,992	619,990	2	100.00%	554,973
Other	38,250	5,438	32,812	14.22%	(94,882)
Amortization	3,670,312	3,662,600	7,712	99.79%	3,482,222
Loss on disposal of capital assets	-	(2,406)	2,406	0.00%	221,866
Total Expenses	18,622,464	19,029,333	(406,869)	102.18%	19,732,483
Excess (deficiency) of revenue over expenses	(1,136,725)	(864,358)	272,367	76.04%	(2,894,731)
Repayment of long term debt	(557,640)	(557,641)	(1)	100.00%	(436,679)
From reserves	333,675	338,721	5,046	101.51%	2,634,695
To reserves	(2,309,622)	(2,268,451)	41,171	98.22%	(2,386,057)
Change in Fund Balance	(3,670,312)	(3,351,728)	318,584	91.32%	(3,082,772)

TOWN OF TABER

Statement of Operations - Account Level Detail
For the Twelve Months Ending December 31, 2010
(Unaudited)

	2010 Budget Operating	2010 Actual Operating	Variance	Percentage Used	2009 Actual Operating
Revenues					
Local Improvement Taxes	23,004	23,004	0	100.00%	32,072
Property Taxes - FARMLAND	1,889	1,851	(38)	97.97%	1,838
Property Taxes - GIL Federal	7,123	39,992	32,869	561.44%	38,634
Property Taxes - GIL Provincial	71,482	39,662	(31,820)	55.49%	38,063
Property Taxes - LINEAR	236,981	216,162	(20,819)	91.22%	230,573
Property Taxes - MACHINERY & EQUIPMENT	625,062	629,173	4,111	100.66%	599,037
Property Taxes - NON RESIDENTIAL	2,481,485	2,474,306	(7,179)	99.71%	2,376,576
Property Taxes - RAILWAY	5,186	4,606	(580)	88.82%	5,045
Property Taxes - RESIDENTIAL	5,266,955	5,332,843	65,888	101.25%	5,114,061
Public School Requisition - Residential/Farmland	(1,137,985)	(1,138,330)	(345)	100.03%	(1,087,463)
Public School Requisition - Non Residential	(634,012)	(587,723)	46,289	92.70%	(604,073)
Seniors Lodges - Taber & District Housing	(56,938)	(57,079)	(141)	100.25%	(54,342)
Separate School Requisition - Non Residential	(78,340)	(74,838)	3,502	95.53%	(74,611)
Separate School Requisition - Residential/Farmland	(220,584)	(206,810)	13,774	93.76%	(210,903)
Net taxes available for municipal purposes	6,591,308	6,696,821	105,513	101.60%	6,404,507
Sale of Contracted Services - AHS	1,184,700	1,079,722	(104,978)	91.14%	793,719
Sale of Contracted Services - Dispatch	-	110,000	110,000	0.00%	90,000
Sales to Local Government	-	11,344	11,344	0.00%	3,950
Sales to Provincial Government	5,600	5,800	200	103.57%	17,400
Sales to other governments	1,190,300	1,206,866	16,566	101.39%	905,069
Land Sales	160,000	50,000	(110,000)	31.25%	-
Recycling Service Fees	123,080	124,113	1,033	100.84%	118,419
Sale of Consumables	30,200	37,996	7,796	125.81%	27,525
Sale of Materials and Supplies	1,560	67,076	65,516	4299.77%	20,205
Sales of Services	247,450	298,940	51,490	120.81%	258,392
Sales of Services - Opening & Closing	35,620	20,324	(15,296)	57.06%	27,270
Sales of Services - Plots & Perpetual Care	23,740	26,711	2,971	112.52%	34,704
Service Installations	-	3,000	3,000	0.00%	3,600
Storm Water Management Fee	228,730	231,845	3,115	101.36%	220,605
Tax Certificates & Information	12,000	10,770	(1,230)	89.75%	11,150
User Fees	97,345	99,175	1,830	101.88%	84,421
Utility Bulk Service Fees	229,858	249,151	19,293	108.39%	234,921
Utility Service Fees	5,221,753	5,280,566	58,813	101.13%	5,021,619
Sales and user fees	6,411,336	6,499,668	88,332	101.38%	6,062,829
Penalties	90,000	109,201	19,201	121.33%	99,906
Penalties and cost of taxes	90,000	109,201	19,201	121.33%	99,906
Development Permit Application Fees	25,000	26,595	1,595	106.38%	27,246
Licenses Animal Control Cats	100	60	(40)	60.00%	105
Licenses Animal Control Dogs	5,500	4,205	(1,295)	76.45%	5,510
Licenses Business	90,000	99,525	9,525	110.58%	97,375
Permit Application Fees - Building	55,000	73,915	18,915	134.39%	57,267
Permit Application Fees - Cemetery	750	721	(29)	96.13%	700
Subdivision Application Fees	10,000	4,800	(5,200)	48.00%	13,660
Licenses and permits	186,350	209,821	23,471	112.59%	201,863
Fines	176,000	196,887	20,887	111.87%	212,734
Fines Animal Control Cats	200	-	(200)	0.00%	125
Fines Animal Control Dogs	8,000	4,649	(3,351)	58.11%	6,730
Other Fines	4,750	3,220	(1,530)	67.79%	3,760
Fines	188,950	204,756	15,806	108.36%	223,349
Franchise Fees Electrical Distribution System	567,095	590,754	23,659	104.17%	573,633
Franchise Fees Gas Distribution System	364,800	365,545	745	100.20%	281,678
Franchise and concession contracts	931,895	956,299	24,404	102.62%	855,312
Investment Income	1,000	173,032	172,032	17303.18%	2,923
Investment income	1,000	173,032	172,032	17303.18%	2,923
Admissions	93,350	107,752	14,402	115.43%	88,103
Admissions - Passes	43,480	68,274	24,794	157.02%	52,230
Building Rental Revenue	70,550	114,273	43,723	161.97%	102,092
Equipment Rental Revenue	-	-	-	0.00%	-
Facility Rental Revenues	250,860	253,678	2,818	101.12%	237,805
Facility Rental Revenues - Advertising Space	7,500	13,180	5,680	175.74%	7,478
Farmland Lease Revenue	20,460	23,210	2,750	113.44%	20,620
Land Lease Revenue	46,350	46,350	-	100.00%	45,000

TOWN OF TABER

Statement of Operations - Account Level Detail
For the Twelve Months Ending December 31, 2010
(Unaudited)

	2010 Budget Operating	2010 Actual Operating	Variance	Percentage Used	2009 Actual Operating
Surface (Oil) Land Lease Revenue	65,000	57,771	(7,229)	88.88%	32,277
Rentals	597,550	684,487	86,937	114.55%	585,605
Contributions from Other Operating Functions	-	35,461	35,461	0.00%	19,448
Donations and Gifts	76,038	152,340	76,302	200.35%	46,607
Insurance Proceeds	-	22,833	22,833	0.00%	7,034
Operating Contingency/Debt Recovery	-	-	-	0.00%	131,277
Recovery from Operating Allowance	-	6,761	6,761	0.00%	18,341
Sponsorships	-	-	-	0.00%	500
Sundry Revenue	37,320	61,868	24,548	165.78%	49,484
Other	113,358	279,263	165,905	246.35%	272,691
Transfers from Federal Gov Conditional	26,640	18,973	(7,667)	71.22%	22,284
Transfers from Federal Gov Unconditional	-	15,000	15,000	0.00%	-
Transfers from Local Boards and Agencies	-	48,735	48,735	0.00%	-
Transfers from Local Government	-	20,000	20,000	0.00%	-
Transfers from Local Government - Barnwell	11,107	10,600	(507)	95.44%	13,250
Transfers from Local Government - MD	328,375	286,583	(41,792)	87.27%	395,765
Transfers from Provincial Gov Conditional	796,308	744,871	(51,437)	93.54%	771,137
Transfers from Provincial Gov Unconditional	21,262	-	(21,262)	0.00%	21,262
Government transfers	1,183,692	1,144,762	(38,930)	96.71%	1,223,698
Total Revenues	17,485,739	18,164,975	679,236	103.88%	16,837,752
Expenses					
CUPE Wages - Casual	286,588	624,354	(337,767)	217.86%	265,416
CUPE Wages - Casual Guards	41,866	42,682	(816)	101.95%	44,415
CUPE Wages - Full Time Clerical	834,149	759,871	74,279	91.10%	804,282
CUPE Wages - Full Time Outside	1,888,191	1,826,881	61,311	96.75%	1,671,081
CUPE Wages - Part Time Clerical	85,579	172,678	(87,099)	201.78%	85,554
CUPE Wages - Part Time Outside	262,890	127,721	135,170	48.58%	476,866
Elected Official Remuneration	139,500	142,384	(2,884)	102.07%	146,517
Employer Premium Reduction Contributions	-	-	-	0.00%	5,174
Employer Statutory & Benefits Contributions	1,154,103	1,097,755	56,348	95.12%	977,904
Employment Contracts	109,200	73,728	35,472	67.52%	72,185
Moving Allowances / Expenses	3,000	-	3,000	0.00%	3,000
Police Assoc Wages - Full Time	1,013,878	970,162	43,716	95.69%	990,857
Salaries - Out of Scope	1,288,447	1,217,623	70,824	94.50%	1,190,557
Training - In Service	10,975	1,473	9,502	13.42%	3,710
Salaries, wages and benefits	7,118,367	7,057,312	61,055	99.14%	6,737,518
Advertising, Promotion, Public Relations	67,530	44,507	23,023	65.91%	59,034
Communications - Data	22,150	22,303	(153)	100.69%	28,113
Communications - Telephone Land Lines	50,030	38,449	11,581	76.85%	38,722
Communications - Telephone Mobile	36,260	32,892	3,368	90.71%	36,524
Contracted Repairs, Maintenance - Building	123,320	104,103	19,217	84.42%	223,026
Contracted Repairs, Maintenance - Building Janitor	66,570	71,720	(5,150)	107.74%	65,272
Contracted Repairs, Maintenance - Eng Structures	1,852,225	2,061,881	(209,656)	111.32%	3,016,724
Contracted Repairs, Maintenance - M&E & Furnishing	174,808	224,026	(49,218)	128.16%	394,255
Contracted Repairs, Maintenance - Other	60,960	120,493	(59,533)	197.66%	177,439
Contracted Repairs, Maintenance - Vehicles	86,700	107,829	(21,129)	124.37%	102,862
Express, Cartage, Freight	16,015	13,676	2,339	85.39%	16,123
Insurance and Damage Claims	214,590	194,276	20,314	90.53%	202,910
Licenses and Permits	104,714	83,399	21,315	79.64%	48,497
Licenses and Permits - Munishare	-	-	-	0.00%	15,606
Memberships, Conferences, Registration Fees	57,158	47,090	10,068	82.39%	52,547
Municipal Membership Fees	1,207	1,249	(42)	103.47%	1,026
Other General Services - Elections	12,000	9,629	2,371	80.24%	-
Other General Services - Towing	500	705	(205)	141.00%	520
Postage	35,708	35,091	617	98.27%	30,109
Professional Services - Accounting & Audit	17,700	23,250	(5,550)	131.36%	14,000
Professional Services - Engineering	92,450	103,485	(11,035)	111.94%	122,933
Professional Services - Information Technology	47,377	47,958	(581)	101.23%	35,914
Professional Services - Inspections & Architecture	27,500	13,140	14,360	47.78%	34,423
Professional Services - Legal	15,000	18,598	(3,598)	123.99%	15,258
Professional Services - Management	1,000	25	975	2.50%	300
Professional Services - Other	420,470	438,165	(17,695)	104.21%	306,534
Professional Services - Property Assessment	68,400	68,003	397	99.42%	64,470

TOWN OF TABER

Statement of Operations - Account Level Detail
For the Twelve Months Ending December 31, 2010
(Unaudited)

	2010 Budget Operating	2010 Actual Operating	Variance	Percentage Used	2009 Actual Operating
Professional Services - Veterinary Cat Control	8,000	14,188	(6,188)	177.34%	15,045
Professional Services - Veterinary Dog Control	4,000	8,081	(4,081)	202.02%	6,749
Property Tax Payment for Municipal Owned Land	1,615	1,528	87	94.59%	1,549
Rental / Lease of Building	38,556	40,110	(1,554)	104.03%	30,040
Rental / Lease of Coveralls etc.	11,580	9,085	2,495	78.45%	10,070
Rental / Lease of Equipment & Furnishings	41,485	25,061	16,424	60.41%	39,434
Rental / Lease of Land for Municipal Use	-	-	-	0.00%	4,000
Rental / Lease of Vehicle	34,720	1,312	33,409	3.78%	747
Rental/Lease of Coveralls etc.	-	1,096	(1,096)	0.00%	-
Subscriptions and Publications	3,264	2,606	657	79.86%	1,806
Training - External	52,785	68,706	(15,921)	130.16%	64,401
Travel and Subsistence	72,745	62,483	10,262	85.89%	63,276
Contracted and general services	3,941,092	4,160,198	(219,106)	105.56%	5,340,259
Purchases from Local Government	133,925	170,756	(36,831)	127.50%	237,008
Purchases from Other Municipality Agencies	476,748	463,968	12,779	97.32%	411,874
Purchases from Provincial Agencies	1,000	600	400	59.97%	1,130
Purchase from other governments	611,673	635,325	(23,652)	103.87%	650,011
Building Materials and Supplies	-	-	-	0.00%	-
Building, Plumbing and Electrical Supplies	35,005	55,963	(20,958)	159.87%	83,963
Building, Plumbing and Electrical Supplies - MD	-	152	(152)	0.00%	-
Catered Foods	11,450	15,135	(3,685)	132.18%	8,309
Chemicals, Salt, Etc.	40,975	40,970	5	99.99%	35,174
Consumable Items, Bulk Foods	19,250	22,333	(3,083)	116.01%	18,076
Electricity	1,076,600	1,162,967	(86,367)	108.02%	988,768
Equipment, Machine and Vehicle Parts	90,750	92,645	(1,895)	102.09%	86,029
Gas, Oil, Antifreeze, Etc.	181,000	129,142	51,858	71.35%	148,342
General Goods and Supplies - Other	41,395	27,774	13,621	67.10%	26,742
Gravel, Sand, Rocks	29,750	103,672	(73,922)	348.48%	60,496
Ground Materials	2,250	889	1,361	39.49%	6,605
Infrastructure Repair Materials	111,420	128,247	(16,827)	115.10%	165,927
Janitorial Supplies	33,530	38,268	(4,738)	114.13%	38,681
Medical Materials, Goods and Supplies	56,295	27,601	28,694	49.03%	71,463
Natural Gas	285,850	365,880	(80,030)	128.00%	312,739
Natural Gas - Library	-	-	-	0.00%	(979)
Promotional Materials, Goods and Supplies	23,250	25,262	(2,012)	108.65%	5,986
Small Equipment and Tools	72,145	80,257	(8,112)	111.24%	141,155
Stationery, Office Supplies	49,850	48,801	1,049	97.90%	63,692
Uniforms	26,180	29,626	(3,446)	113.16%	32,633
Water, Sewer, Garbage Costs	4,260	2,856	1,404	67.04%	3,316
Materials, goods and supplies	2,191,205	2,398,438	(207,233)	109.46%	2,297,116
Cancellation of Uncollectable Accounts	6,000	17,227	(11,227)	287.12%	6,122
Contributions to Other Operating Functions	-	8,613	(8,613)	0.00%	-
Transfers to Operating Allowances	-	(4,815)	4,815	0.00%	35,030
Provisions for allowances	6,000	21,025	(15,025)	350.42%	41,153
Bank Charges	4,000	4,999	(999)	124.98%	3,890
Bank charges and short term interest	4,000	4,999	(999)	124.98%	3,890
Grants to Individuals and Non-Government Org	65,083	126,823	(61,740)	194.86%	71,783
Transfer Payment to Local Government Agency	142,868	128,283	14,585	89.79%	123,747
Transfer Payment to Other Local Government	6,950	4,635	2,315	66.69%	93,834
Transfer Payment to Own Municipal Agency	206,673	206,673	-	100.00%	208,992
Transfers to local boards and agencies	421,574	466,414	(44,840)	110.64%	498,357
Debenture Debt - Interest	619,992	619,990	2	100.00%	554,973
Interest on long term debt	619,992	619,990	2	100.00%	554,973
Cost of Land Sold (from Inventory)	38,250	1	38,249	0.00%	-
Sundry Expenses	-	5,437	(5,437)	0.00%	(94,882)
Other	38,250	5,438	32,812	14.22%	(94,882)

TOWN OF TABER

Statement of Operations - Account Level Detail
 For the Twelve Months Ending December 31, 2010
 (Unaudited)

	2010 Budget Operating	2010 Actual Operating	Variance	Percentage Used	2009 Actual Operating
Amortization	3,670,312	3,662,600	7,712	99.79%	3,482,222
Amortization	3,670,312	3,662,600	7,712	99.79%	3,482,222
Loss on Disposal of Capital Assets	-	(2,406)	2,406	0.00%	221,866
Loss on disposal of capital assets	-	(2,406)	2,406	0.00%	221,866
Total Expenses	18,622,464	19,029,333	(406,869)	102.18%	19,732,483
Excess (deficiency) of revenue over expenses	(1,136,725)	(864,358)	272,367	76.04%	(2,894,731)
Debt - Principal	(557,640)	(557,641)	(1)	100.00%	(436,679)
Repayment of long term debt	(557,640)	(557,641)	(1)	100.00%	(436,679)
Contributions from Capital Fund	-	48,090	48,090	0.00%	1,572,986
Contributions from Operating Reserves	333,675	290,632	(43,043)	87.10%	1,061,709
From reserves	333,675	338,721	5,046	101.51%	2,634,695
Contributions to Capital Fund	(1,966,917)	(1,922,509)	44,408	97.74%	(1,966,068)
Contributions to Operating Reserves	(342,705)	(345,942)	(3,237)	100.94%	(419,989)
To reserves	(2,309,622)	(2,268,451)	41,171	98.22%	(2,386,057)
Change in Fund Balance	(3,670,312)	(3,351,728)	318,584	91.32%	(3,082,772)

TOWN OF TABER

Statement of Departmental Activities
For the Twelve Months Ending December 31, 2010
(Unaudited)

Department	2010 Operating Revenue	2010 Operating Expenditures	2010 Operating Net	2010 Budget Net	Variance	Percentage Used	2009 Operating Net
Taxes and General	8,016,724	(2,406)	8,019,130	7,858,207	160,923	102.05%	7,081,315
Council	4,885	258,166	(253,281)	(273,922)	20,642	92.46%	(226,142)
CAO Offices	55,209	476,777	(421,568)	(431,259)	9,691	97.75%	(393,079)
Finance and Customer Care	52,222	605,625	(553,402)	(627,355)	73,953	88.21%	(568,827)
Health and Safety	5,446	18,559	(13,112)	-	(13,112)	0.00%	-
Information Technology	16,500	326,403	(309,903)	(317,079)	7,176	97.74%	(270,101)
Police Department	653,537	2,408,624	(1,755,087)	(1,816,560)	61,473	96.62%	(1,569,575)
Fire Department	235,278	499,359	(264,081)	(374,526)	110,446	70.51%	(380,623)
Disaster Services	-	576	(576)	(3,550)	2,975	16.21%	(1,389)
Ambulance Services	1,203,401	1,218,253	(14,852)	187,678	(202,530)	-7.91%	(124,144)
Bylaw Enforcement	14,655	182,197	(167,543)	(153,266)	(14,276)	109.31%	(162,544)
Roads Streets Walks	100,554	3,244,448	(3,143,894)	(3,096,625)	(47,270)	101.53%	(3,177,127)
Public Transit	61,840	101,002	(39,162)	(25,712)	(13,450)	152.31%	(25,712)
Stormwater	305,992	631,818	(325,826)	(377,811)	51,984	86.24%	(219,130)
Water	2,705,101	2,384,423	320,678	386,217	(65,539)	83.03%	422,408
Wastewater	2,204,253	4,240,224	(2,035,971)	(2,207,068)	171,097	92.25%	(1,339,882)
Landfill	512,818	576,171	(63,354)	(1,218)	(62,135)	5199.75%	93,664
Solid Waste Services	900,129	805,345	94,784	60,228	34,556	157.37%	116,215
FCSS	-	50,211	(50,211)	(52,150)	1,939	96.28%	(49,663)
Cemetery	53,303	107,806	(54,503)	(38,155)	(16,349)	142.85%	8,233
Planning and Economic Development	269,148	332,343	(63,194)	(137,802)	74,607	45.86%	(85,727)
Subdivision and Land Development	50,000	50,000	-	0	(0)	0.00%	-
Public Housing	34,951	34,951	-	-	-	0.00%	-
Property Management	123,360	316,623	(193,263)	(225,140)	31,877	85.84%	(156,480)
Arenas	245,972	545,815	(299,843)	(262,914)	(36,929)	114.05%	(289,062)
Golf and Curling	72,540	94,876	(22,336)	(16,530)	(5,806)	135.12%	(37,209)
Parks	4,861	314,471	(309,610)	(312,628)	3,017	99.03%	(289,897)
Recreation Programs	49,780	107,422	(57,642)	(57,566)	(76)	100.13%	(57,180)
Summer Games	-	-	-	-	-	0.00%	-
Torch Run	50,955	51,975	(1,020)	-	(1,020)	0.00%	-
Aquafun Centre	359,486	946,789	(587,303)	(558,465)	(28,839)	105.16%	(631,018)
Sportsfields	63,637	307,982	(244,345)	(241,023)	(3,322)	101.38%	(231,866)
Auditorium	77,161	194,765	(117,604)	(130,606)	13,003	90.04%	(95,109)
Library	-	423,834	(423,834)	(423,714)	(120)	100.03%	(423,120)
Department Total	18,503,697	21,855,425	(3,351,728)	(3,670,312)	318,584	91.32%	(3,082,772)



TOWN OF TABER COUNCIL REQUEST FOR DECISION

Subject: Report on Industrial Lot Prices	Date of February 14, 2011 Agenda:
Prepared By: Neil Bryan, Planner	
Attachments: Eureka Industrial Park Price Map Regional Comparison of Industrial Lot Prices Appraisal of Eureka Lot at 5602 66 Ave by Handley Appraisals Ltd.	
Topic: Revising Industrial lot Prices in the Eureka Industrial Park	
Background:	<p>This report recommends that Council reduce the price per acre of lots in the Eureka Industrial Park in order to make the lots more marketable.</p>
	<p style="text-align: center;">History</p>
	<p>The present price of \$160,000.00/acre for lots in the Eureka Industrial Park was set in 2007. The price was based on development costs which included the construction of a large storm water pond. The price of City of Lethbridge industrial land, which at that time was \$180,000.00/acre, was also considered. The lot sizes were chosen to meet an expected demand for larger serviced, graded lots. (See attached <i>Eureka Industrial Park Price Map</i>)</p>
	<p style="text-align: center;">Comparison</p>
	<p>Industrial lot prices in 2011 in the Taber region vary widely. The Town of Fort Macleod has been successfully selling lots at \$30,000.00/acre. The City of Lethbridge Sherring Industrial and Business Park lots cost \$162,000.00/acre. (See attached <i>Regional Comparison of Industrial Lot Prices</i>)</p> <p>Since the present phase of Eureka was finished in 2008, one lot has been sold at the full price of \$160,000.00/acre.</p> <p>Over the past year administration has received purchase inquiries for lots in Eureka, but interested parties have consistently said that the price per acre is too high.</p>
	<p style="text-align: center;">Appraisal</p>
	<p>Administration has had the subject lot appraised by a qualified appraisal firm. The lot is appraised at \$125,000.00/acre, which is at the higher end of a range of possible property values. (See attached <i>Appraisal of Eureka Lot at 5602-66 Ave by Handley Appraisals Ltd.</i>)</p>

Background Cont'd:

Issues

A purchaser may hold on to a lot without building anything on it for a long period, or ever. This is countered by stipulating in the Real Estate Purchase Contract that the purchaser must commence construction on the lot within one year (proven by a 'passed' framing building inspection by Superior Safety Code Inc.). The Real Estate Purchase Contract can stipulate that the Town retains the first right of refusal to purchase Eureka Industrial Park lot at the selling price, less legal fees, with 30 days notice if construction has not commenced within one year of the sale.

An additional strategy to counter 'buy & hold' land speculation is to sell the Eureka lots at the current price of \$160,000.00/acre and offer a rebate (the difference to \$120,000.00/acre) if the buyer commences construction within one year of purchase.

Options:

1. That the price per acre of all lots in the Eureka Industrial Park be revised to \$120,000.00/acre.
2. That the price per acre of all lots in the Eureka Industrial Park be revised to \$120,000.00 per acre and that all Real Estate Purchase Contracts for Eureka Industrial Park lots carry a clause that stipulates that a purchaser must commence construction on a lot within one year (proven by a 'passed' framing building inspection by Superior Safety Code Inc.); and

That all Real Estate Purchase Contracts for Eureka Industrial Park lots carry a clause that stipulates that the Town retains the first right of refusal to purchase Eureka Industrial Park lot at the selling price, less legal fees, with 30 days notice if construction has not commenced (proven by a 'passed' framing building inspection by Superior Safety Code Inc.) within one year of the sale.
3. That the price per acre of all lots in the Eureka Industrial Park continues to be set at \$160,000.00/acre and that all Real Estate Purchase Contracts for Eureka Industrial Park lots carry a clause that stipulates that if construction is shown to have commenced (proven by a 'passed' framing building inspection by Superior Safety Code Inc.) within one year of purchase, then the purchaser will be entitled to a **rebate** from the Town of Taber equal to the difference of the selling price of \$160,000.00/acre and a reduced price of \$120,000.00/acre.
4. That the price per acre of all lots in the Eureka Industrial Park be revised to \$_____per acre.
5. That the price per acre of lots in the Eureka Industrial Park not be revised.

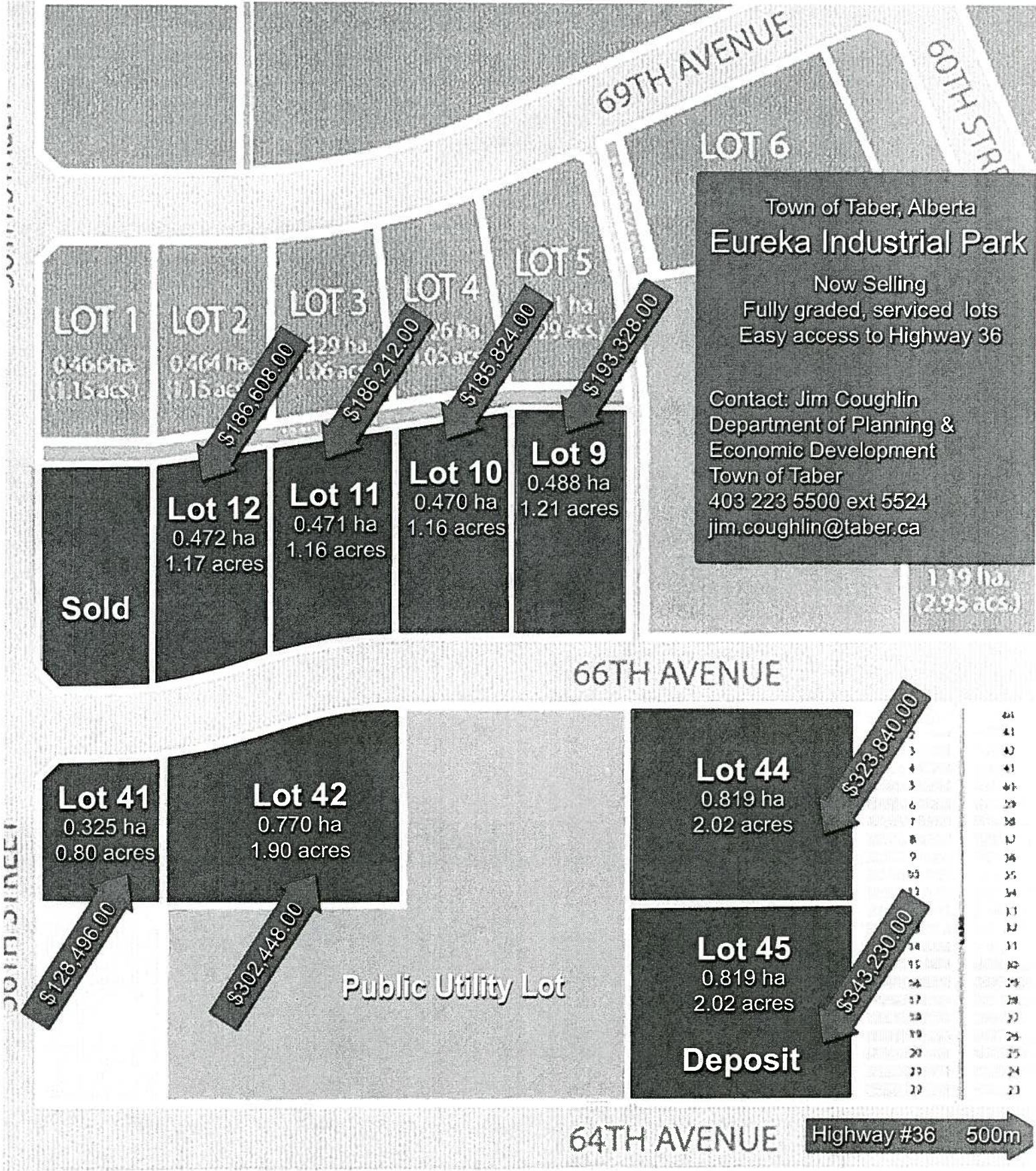
Recommendation: That Council adopts Option #2 or Option #3.

Approval
Date:

February 10, 2011

CAO:





Industrial Lot Price Comparison		
Location	\$ / per acre	Notes
Taber Eureka Industrial Park	\$160,000.00	
Broxburn Business Park (Next to Highway 3 3.5 km east of Lethbridge)	\$149,000.00	<ul style="list-style-type: none"> • May have drainage issues
City of Lethbridge Sherring Industrial and Business Park (Northeast Lethbridge)	\$162,000.00	<ul style="list-style-type: none"> • Price set by Council • Council approves sales including offers lower than listed prices
Chinook Business Park Lethbridge (Remington Development)	\$217,000.00	
Town of Fort Macleod	\$30,000.00	<ul style="list-style-type: none"> • Lots selling well.
Town of Brooks Industrial Subdivision Phase III	\$148,000.00	
Town of Coaldale	\$30,000.00	<ul style="list-style-type: none"> • May have drainage issues.

SUMMARY APPRAISAL REPORT

OF

Undeveloped Industrial Lot
5602 – 66 Avenue
Taber, Alberta

Effective

January 31, 2011

Prepared For

Town of Taber
A4900 – 50 Street
Taber, AB T1G 1T1

Prepared By

Handley Appraisals Ltd.
#2, 1713 – 2nd Avenue South
Lethbridge, AB T1J 0E8

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Addenda

Copy of Certificate of Title
Appraiser's Qualifications

HANDLEY APPRAISALS LTD.

File Number TT-11-01-26

February 1, 2011

**Town of Taber
A4900 – 50 Street
Taber, Alberta
T1G 1T1**

**Attn; Mr. Jim Coughlin
Director of Planning and Economic Development**

Dear Sir;

**Re: Undeveloped Industrial Lot
5602 – 66 Avenue
Taber, Alberta**

Pursuant to your request, we have prepared an appraisal of the captioned property. The purpose of this appraisal is to estimate the market value of the subject property's fee simple interest. This appraisal is intended for the use of the client only.

This report has been completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and applicable Federal regulations.

We certify that we have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions, located on the following pages. This report constitutes an agreement with these conditions and assumptions.

2, 1713 – 2nd AVENUE, SOUTH, LETHBRIDGE, ALBERTA, T1J 0E8
Phone: 403-394-0608, Local Fax: 403-394-0606, Toll Free Fax: 1-866-678-0825
Email: handleyappraisals@gmail.com

By reason of our investigation and visual observation of the property and its location, and subject to the limiting conditions contained herein, it is our opinion that the market value, effective January 31, 2011, was :

ONE HUNDRED THOUSAND DOLLARS...(\$100,000.00)

We trust you will find this report in order. Should anything further be required, please contact us.

Respectfully submitted;
Handley Appraisals Ltd.
Per:



J.L.Zzulka, DAC, IFAS

LIMITING CONDITIONS AND ASSUMPTIONS

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the client to whom this report is addressed... Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this limited appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, provincial, or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this limited appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) our regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed.

Amendments/modifications to limited appraisals based on new information made available after the limited appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

The use of this report for any purpose whatsoever is prohibited unless negotiable payment in full has been received by the appraiser.

The liability under this agreement to the client for any claim related to or arising in connection with the subject matter of this report or any services provided hereunder, whether in contract or in tort and including the negligence of the appraiser or appraisal company shall be limited to direct loss or damage arising from such breach of contract or such tort or such negligence and, further, shall be strictly limited to the value of the fees paid by the client.

OVERVIEW

- A) **Subject Property:** Undeveloped Industrial Lot
5602 – 66 Avenue
Taber, Alberta
- B) **Legal Description:** Plan 0714240, Block 8, Lots 41
- C) **Registered Owner(s):** The Town of Taber
- D) **Interest Appraised:** Fee Simple Interest

APPRAISAL PURPOSE

The purpose of this appraisal is to estimate the market value of the fee simple interest in the land and improvements, effective January 31, 2011.

MARKET VALUE DEFINITION

The term "**market value**" is defined as "the most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- A. Buyer and seller are typically motivated;
- B. Both parties are well informed or well advised, and each acting in what he/she considers his/her own best interest;
- C. A reasonable time is allowed for exposure in the open market;
- D. Payment is made in cash in Canadian dollars or in terms of financial arrangements comparable thereto; and;
- E. The price represents a normal consideration for the property sold unaffected by special or creative financing of sales concessions gained by anyone associated with the sale."¹

¹ Title XI of FIRREA, 1989.

THREE-YEAR SALE HISTORY

Last Known Transaction:

None

CURRENT LISTING/PENDING CONTRACTS

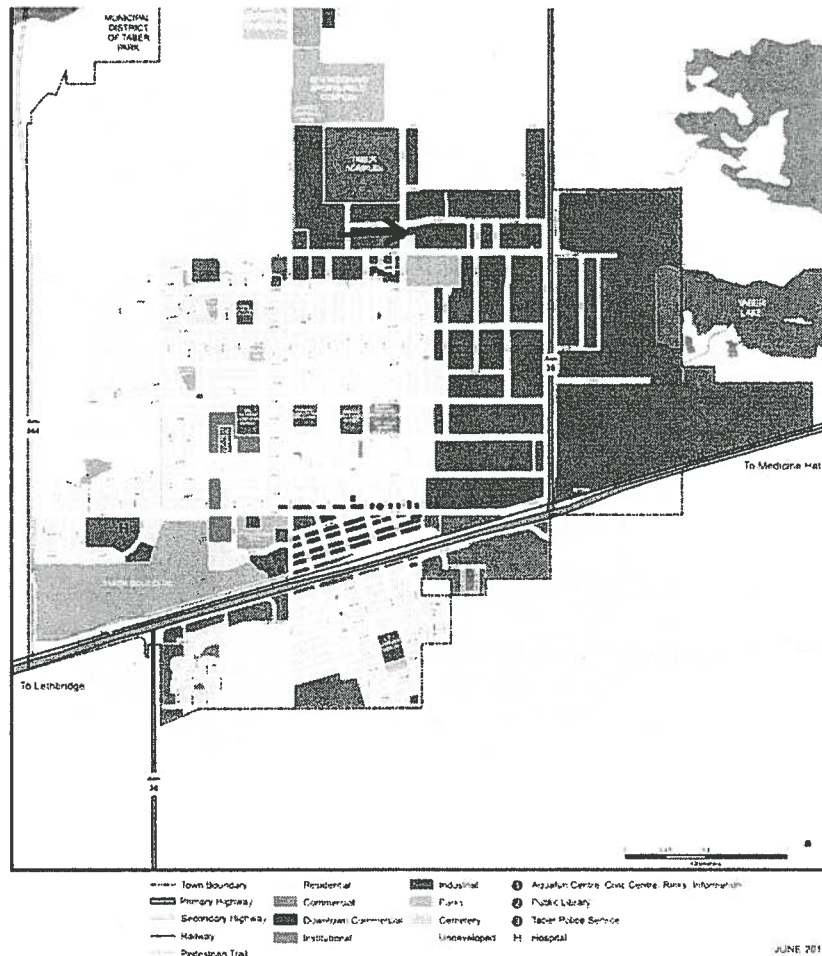
None

APPRAISAL SCOPE

Valuation Criteria

- a) the properties intended use
- b) Uniform Standards of Professional Appraisal Practice (USPAP)

LOCATION

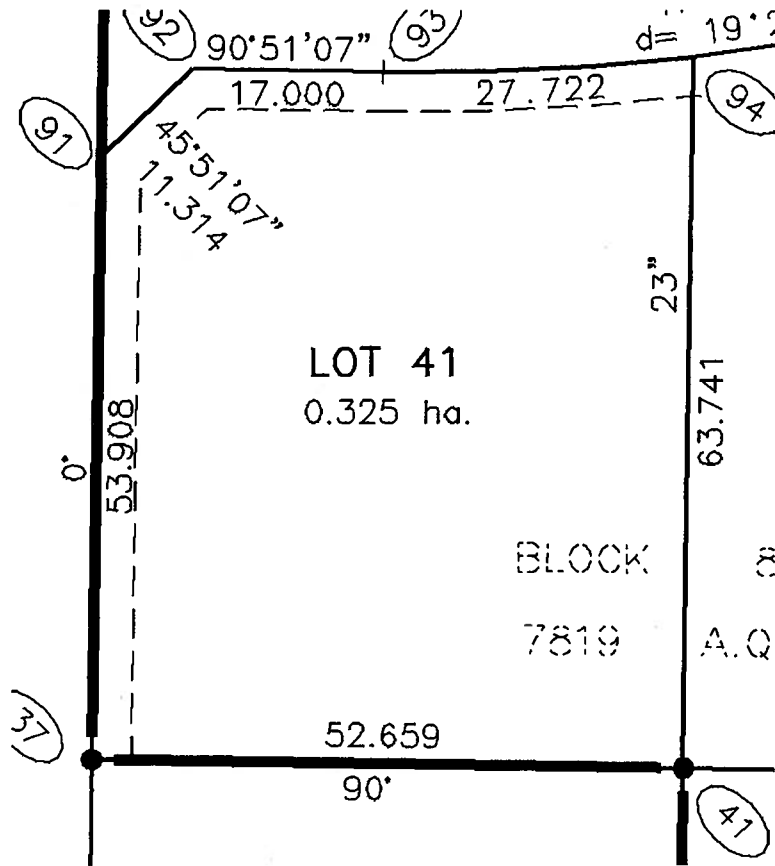


The subject is situated on the south east corner of the intersection between 56 Street, and 66 Avenue, in the north portion of the Town of Taber, Alberta.

The surrounding area is a transitional district that is being developed for industrial use. Much of the land to the east and west of the subject is developed with a mixture of industrial uses. The area south west is some of Taber's older residential areas. In the immediate vicinity of the subject, much of the land has been serviced and subdivided, but remains undeveloped. The subject is situated in the Eureka Industrial Park

Taber is a rural community situated about 30 miles east of Lethbridge. The population is estimated at 7,500. All of the usual amenities and services are available within the Town.

PROPERTY DESCRIPTION



Configuration: Slightly irregular, corner

Frontage: 183.84 ft

Flank age: 176.86 ft. along 56 Street

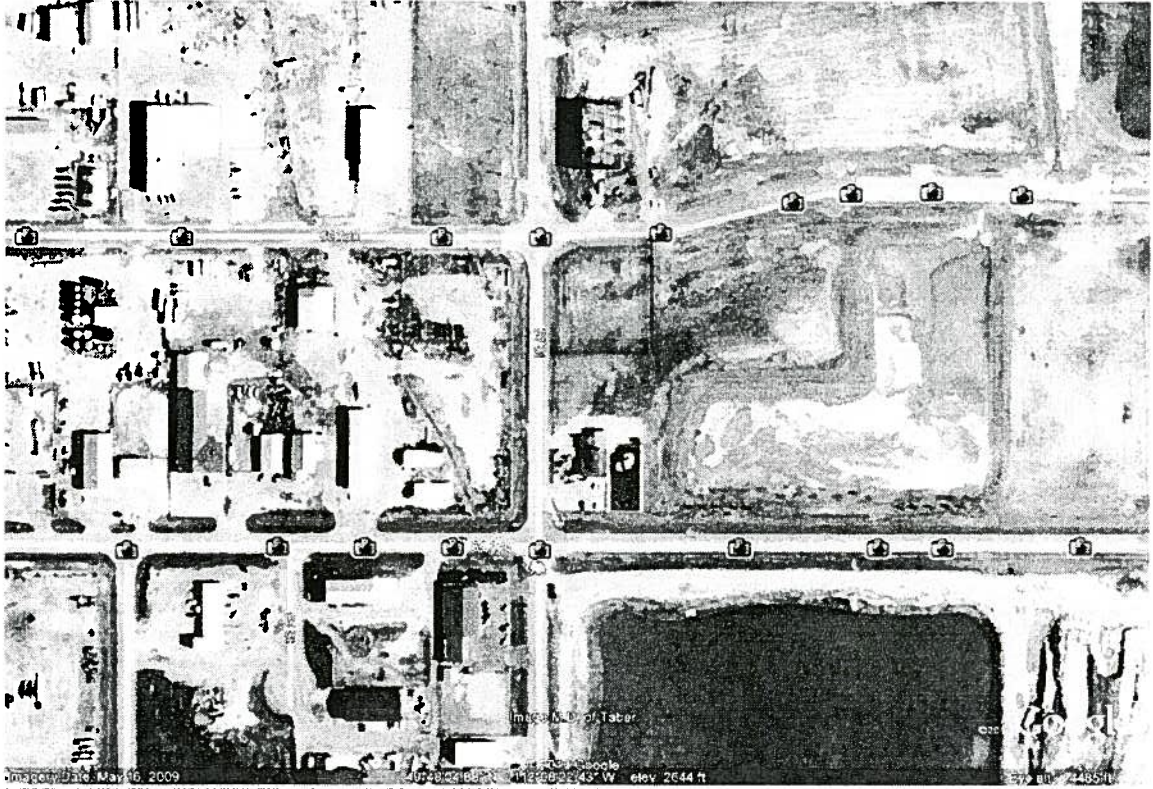
Area: 0.80 acres, (34,848 s.f.)

Site Topography: Level

Municipal Services: Complete

Site Improvements: Graded and levelled

Easements/Encroachments: n/a.



DESIGNATED LAND USE

Designation: Highway Industrial (M-4)
Subject Use: N/A.
Land Use Bylaw: Town of Taber Land Use Bylaw No.4-2006

HIGHEST AND BEST USE

Highest and best use may be defined as

The reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

Having regard to the nature of the subject, and the provisions of the Land Use Bylaw, Highest and Best Use was concluded to be ultimate development with some type of industrial, or quasi commercial / industrial use that can take advantage of the corner location, but is not reliant on exposure or impulse access for financial success. No doubt, Taber – similar to the rest of the Country – is feeling the adverse effects of a slow and/or declining economy. New industrial and commercial development is virtually non-existent. One of the results is slower or non-existent lot sales for new construction.

However, the current situation is not new. This Country has experienced recessionary times before. Recessions and declining economies are almost inevitable in the global economy. But similarly, recovery seems equally inevitable. In the long term, as the market recovers, there will be a demand for new lots, and some form of development will take place.

VALUATION METHODOLOGY

Market value was tested by direct comparison.

The comparison process is carried out in three main phases:

- a) **Information (market data) is obtained from the best sources available. Whenever possible or practicable, accuracy and details are verified through public records, personal interviews, or other channels.**
- b) **The prices obtained are reduced to a unit of measurement (common denominator) that reflects the market's attitude toward a specific class of property.**
- c) **Depending on the origin of the various per unit amounts, positive and negative adjustments are applied to bring the benchmark up or down to the value (price level) perceived for the appraised property.**

Over the past few years, the number of undeveloped lot sales in Taber has been limited to a “handful”. And those that can be considered comparable to the subject have been even fewer. Market value was based on an analysis of the information available.

A. Market Data

Only one transaction involving land similar to the subject could be located. That transaction follows;

File No/ Address	CL 5601 – 66 Avenue
Municipality:	Taber
Legal Description:	Plan 0714240, Block 9, Lot 13
Parcel Area (sq.ft.);	50,373
Parcel Area (acres):	1.16
Designated Land Use:	Commercial/ Industrial
Vendor:	Town of Taber / [REDACTED]
Transaction Date:	September, 2008
Selling Price:	\$185,024.00
Selling Terms:	conventional
Price per sq.ft.:	\$3.67
Price per acre:	\$160,000.00
Confirmation;	LTO 081 359 425
Comments:	

All of the sites in the subject development - the Eureka Industrial Park – are priced at \$160,000.00 per acre. To date, the foregoing is the only one that has sold.

Because of the limited sales in Taber, sales activity in Lethbridge was also considered.

Based on the available data, it appears that industrial land in Taber and Lethbridge has been trading at similar per acre rates. Lethbridge, similar to most Western Canadian centre's, has experienced a slowdown in real estate sales activity. Most sources interviewed agreed that selling prices have not declined appreciably from erstwhile levels. At the same time, the number of actual transactions has declined from 25 to 50 per cent from previous years. If that can be used as a guide, then it follows that, perhaps, values should have declined accordingly. On that basis, the current value of the subject should approximate \$104,000.00 per acre. ($\$160,000.00 \times 65\%$).

Arguably, the \$104,000.00 per acre amount represents a depressed or forced sale value. Even during depressed times, price levels of any commodity can be lowered enough to attract speculative bids from investors. Those amounts, however, do not necessarily represent market value, but could rather represent forced sale levels. There have been no examples of forced sale levels for this type of property, and there is little empirical evidence relative to a forced sale available. At the same time, it is likely that a discount would have to be offered if a property is to be

sold assuming a shorter than normal marketing period. It is generally been found that a discount of some 20 to 40 per cent for properties is reasonable in the marketplace for areas such as the subject property where demand is somewhat limited. On that basis, the current potential selling price might appear at \$112,000.00 (\$160,000.00 x 0.70). It is also to be noted that the marketing period of a property depends entirely on the economic conditions that prevail at the time. Currently, a "typical" marketing period is indefinite, simply because there might not be any buyers, at any price except at highly discounted levels, at which point the concept of a willing seller is lost.

B. Improved Property Sales

In addition to the foregoing, two industrial property sales were considered.

No. 1

File No/Address:	6005 – 50 Avenue
Municipality:	Taber
District:	N/A.
Legal Description:	Plan 6303 JK, Block E, Lot 6
Development Type:	Light Industrial
Gross Building Area:	6,096 sq.ft.
Mezzanine:	none
Net Rentable Area:	6,096 s.f..
No. of Stories:	one
Construction Date:	older
Site Area:	2.64 acres
Selling Price:	\$388,028.00
Terms:	conventional
Transaction Date:	June, 2009
Vendor / Purchaser:	[REDACTED]
Overall Price per sq.ft.:	\$63.65
Comments:	

No. 2
File No/Address: 6211 – 52 Avenue
Municipality: Taber
District: N/A.
Legal Description: Plan 1340JK, Block 1, Lots 10 & 11
Development Type: industrial shop
Gross Building Area: 6,000 sq.ft.
Mezzanine: none
Net Rentable Area: 6,000 s.f..
No. of Stories: one
Construction Date: 1965
Site Area: 1.03 acres
Selling Price: \$230,000.00
Terms: conventional
Transaction Date: March, 2010
Vendor / Purchaser: n/a. / n/a.
Overall Price per sq.ft.: \$38.33
Comments: concrete block building

Deducting the residual building value of \$15.00 per s.f. from the selling price of both of these properties produced land value indicators of \$100,798.00 and \$106,796.00 per acre.

C. Current listings

Finally, two current listings of industrial land in Taber reflect asking prices of \$158,228.00 and \$154,639.00 per acre. These properties, at 5905 and 5907 – 56 Avenue, have been on the market since December 16, 2010 –marketing time to date of about 45 days. Historically, except in times of a highly buoyant and volatile market, selling prices have reflected discounts from asking prices. At times, those discounts have been significant. However, even at 30 per cent, the current asking prices could translate into selling prices approximating \$125,000.00 per acre. Again, the proposition includes the concept of a willing seller.

CONCLUSION

There is simply no data upon which to base a conclusive estimate. An approximation is currently the best achievable result.

The various tests produce a value range from \$100,798.00 to \$125,000.00. Those amounts appear virtually the same as the historically accepted levels of forced sale based on discounts from market value.

For lack of better evidence, the value of the subject was finalized at \$125,000.00 per acre. That total is at the high end of the range indicated. The subject is smaller than most of the lots in the Eureka Industrial Park, and is also smaller than the majority of the data considered. And, typically, per unit price varies in inverse proportions to size, all else being equal. The estimate represents a decline of 22 per cent from current asking prices.

0.80 acres @ \$125,000.00 = \$100,000.00

CERTIFICATION

I, Jerry Zezulka, hereby certify that:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- the compensation is not contingent upon the reporting of a predetermined value or direction in value that favours the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- the analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- No one provided significant professional assistance to the persons signing this report.

* in my opinion, the value of the fee simple interest in the subject property, legally described as: Plan 071 4240, Block 8, Lot 41, effective February 2, 2011, was \$100,000.00.

The exposure time for the subject property is estimated to be between 180 and 240 days.

APPRAISER



Signature:

Name: Jerry L. Zezulka

Date Signed: February 3, 2011

Designation: DAC, IFAS

Recertified: Yes: xx No:

ADDENDA



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0032 648 826 0714240;8;41 071 423 138 +11

LEGAL DESCRIPTION
 PLAN 0714240
 BLOCK 8
 LOT 41
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 0.325 HECTARES (0.8 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;16;10;8;S

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 061 461 083 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
071 423 138	23/08/2007	SUBDIVISION PLAN		

OWNERS

 THE TOWN OF TABER.
 OF TABER,
 ALBERTA T9K 2G0

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
011 369 604	10/12/2001	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE TOWN OF TABER. 4900A-50 STREET TABER

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
071 423 138 .11

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA

071 423 330 23/08/2007 UTILITY RIGHT OF WAY
GRANTEE - THE TOWN OF TABER.
4500 - 50TH STREET
TABER
ALBERTA T10T1
AS TO PORTION OR PLAN:0714241

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 27 DAY OF JANUARY, 2011 AT 01:04 P.M.

ORDER NUMBER:18215560

CUSTOMER FILE NUMBER: TT-11-01-26



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS
SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).

Appraisers Qualifications

Jerry Zezulka, DAC, IFAS

Phone: (403) 548-1968

e-mail; jerryenvdepot@gmail.com

Fax: (403) 504-5278

GENERAL

- Practicing Real Estate Appraiser

DESIGNATION

- DAC (Designated Appraiser - Canadian National Association of Real Estate Appraiser)
- IFAS (Senior Member - National Association of Independent Fee Appraisers) USA.
- Former AACI (Accredited Appraiser Canadian Institute) - resigned in September, 2003

EXPERIENCE

- The valuation of commercial, industrial, income, investment, speculative and agriculture properties for purposes of re-sale, stock issues, mortgage financing, expropriation and litigation. Feasibility studies and rental analysis, assessment and real estate property tax consulting.

QUALIFICATIONS

- Qualified as an expert witness by the Federal Tax Court, the Court of Queen's Bench (formerly the Supreme Court of Alberta) (Trial Division), and the Saskatchewan District Court
- Expert witness before the Alberta Assessment Appeal Board, the Land Compensation Board, the Surface Rights Board, Local Authorities Board, and the Tax Review Board in matters regarding Capital Gains Valuation.
- Acted as arbitrator in rental arbitrations.

EMPLOYMENT

- CURRENT Independent fee appraiser. Consultant to All Property Appraisals of Medicine Hat, and Handley Appraisal Services of Lethbridge
- 1936 - 2008 Manager and Partner of A.R.C. Appraisal Consultants of Medicine Hat, Alberta
- 1989 - 1995 Consultant to Eagleson Property Appraisals Ltd, Calgary, Alberta.
- 1977 - 1986 Fee Appraiser and Vice President - Klaasen Eagleson Associates Ltd, Calgary, Alberta
- 1972 - 1977 Fee Appraiser and head of Appraisal Department - Reliance Agencies, Lethbridge, AB
- 1969 - 1972 Central Mortgage and Housing Corporation, Calgary, Lethbridge and Halifax
- 1966 - 1969 Consulting Firm - assisted in the assessment of property for taxation purposes in up to 10 municipalities. (1966-1967 successfully completed the Certificate Course in Municipal Assessment)

MEMBERSHIPS

- Canadian National Association of Real Estate Appraisers, Appraisal Institute of Canada
- National Association of Independent Fee Appraisers (USA)
- International Real Estate Association
- Alberta Association of Professional Appraisers
- Alberta Expropriation Association

OTHER

- Former editor of Newsletter for Alberta Association of Professional Appraisers
- Past President - Alberta Association of Professional Appraisers
- Past lecturer for Courses I and II, Appraisal Institute of Canada - Calgary Chapter
- Guest lecturer for course III, Appraisal Institute of Canada - Calgary Chapter
- Guest lecturer for Intermediate Course - Alberta Real Estate Association
- Guest speaker on valuation techniques to various clubs and organizations.