

**SUMMER VILLAGE OF CRYSTAL SPRINGS
REGULAR COUNCIL MEETING
WEDNESDAY, MAY 2, 2012 at 10:00 A.M.
Summer Villages Office Council Chambers
605-2nd Avenue, Ma-Me-O Beach, AB**

MINUTES

Present:

Walter Schlese, Mayor
Doris Bell, Deputy Mayor
Kevin Pratt, Councillor

Sylvia Roy, CAO

A. CALL TO ORDER

Mayor Schlese called the Meeting to Order at 10:01 am.

B. DELEGATIONS / PRESENTATIONS

1. Mr. Bob Riddett, Planner; Mr. Jason Tran and Mr. Ryan Andres, West Central Planning Agency

At 10:02 am Council welcomed Mr. Bob Riddett, Mr. Jason Tran and Mr. Ryan Andres. The Land Use Bylaw Open House held on April 21, 2012 was attended by approximately 25 residents, Council, Administration and the delegates at this Council Meeting.

Feedback obtained from the open house was reviewed as well as proposed amendments to the Land Use Bylaw largely based upon this resident feedback. The delegation departed at 10:52 am.

2. Mr. John Pawluik, Auditor

At 10:59 am Council called upon Mr. John Pawluik to present the 2011 audited financial statements for the Summer Village of Crystal Springs. Mr. Pawluik reviewed the income statement and balance sheet, and stated that the financial statements are fairly presented. Mr. Pawluik departed from the Council Meeting at 11:31 am.

C. ADOPTION / ADDITIONS TO AGENDA

Res. # 12-46

Moved by Mayor Schlese to approve the agenda as amended.

CARRIED

D. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETING

1. Regular Council Meeting Minutes of March 14, 2012

Res. # 12-47

Moved by Councillor Pratt to approve the Minutes of the March 14, 2012 Regular Council Meeting as presented.

CARRIED

E. READING OF BYLAWS & POLICIES

1. Bylaw #208, to Amend Bylaw #176, the Land Use Bylaw

Res. # 12-48

Moved by Mayor Schlese to give First Reading to Bylaw #208, Bylaw to Amend Bylaw #176, the Land Use Bylaw, subject to the changes as discussed at this Council Meeting.

CARRIED

2. Minimum Tax Policy #14-2012

Res. # 12-49

Moved by Councillor Pratt to approve Minimum Tax Policy #14-2012 as amended, with the amendment consisting of the addition of "between 40 and 80 as determined by Council."

Deputy Mayor Bell requested a recorded vote.

In Favor: Mayor Schlese, Councillor Pratt
Opposed: Deputy Mayor Bell
CARRIED

F. COUNCIL & CAO REPORTS

1. Follow Up Sheet

Despite on-site inspections from Atco and their determination that work crews have left an unacceptable amount of ground disturbance at recent work sites, it appears that another mess may be created and a sinkhole is developing at a previous site. Photos of the sites will be taken and sent to Atco for remedy.

Fireworks bylaw should include fireworks during fire ban as well as fire pit specifications and allowable fuel load. The Noise Bylaw may receive Second and Third Reading at the upcoming Council Meeting on May 26th.

Residents at the Land Use Bylaw Open House held on April 21st have indicated that there is no interest in funding or implementing a high speed internet project, as current technology and accessories allow for satisfactory internet speed and access with little cost.

G. DISCUSSION ITEMS

1. Land Use Bylaw Review

Discussion revolved around the suggestion that the prohibition of fertilizers should be in the form of a policy rather than a bylaw, and that Pigeon Lake Watershed Association may draft such a policy for the Summer Village.

2. Pigeon Lake Regional Wastewater Project Update

Council reviewed an update indicating that design of the regional pipeline portion of Phase 1 is expected to commence in late 2012, with construction to be tendered and completed in the 2013 construction season.

3. South Side Wastewater Committee

Administration provided minutes from the South Side Wastewater Committee, consisting of representatives from the Councils of Poplar Bay, Grandview, Crystal Springs, Norris Beach and Ma-Me-O Beach. The committee was struck to evaluate cost effectiveness and collaboration opportunities with respect to local wastewater collection systems. Potential governance structures for the local collection systems will be evaluated and a communications plan will be developed. Mr. Jeff Fetter of Associated Engineering will be invited to the next meeting, as he had developed the local wastewater collection system designs for these 5 Summer Villages.

4. Solid Waste Contract

Res. #12-50

Moved by Mayor Schlese to enter into the service agreement with MCL Waste Systems for solid waste services for the Summer Village of Crystal Springs, as presented.

CARRIED

Given the appreciation and success of the large item curbside pickup program in 2011, two curbside pickups are planned for 2012 – one each in the months of June and September.

Discussion occurred regarding garbage bins that are overloaded with waste (or waste placed beside a full bin), causing crows and/or other wildlife to create a mess of scattered garbage. The newsletter will contain a short segment thanking residents for keeping their residence free of garbage, and asking those with excess waste to order an extra bin or ask a neighbor for the use of theirs.

5. Seniors Week Proclamation

Res. #12-51

Moved by Deputy Mayor Bell that the Summer Village of Crystal Springs proclaims June 4-10, 2012 as Senior's Week.

CARRIED

6. National Day of the Honey Bee Proclamation

Res. #12-52

Moved by Councillor Pratt that the Summer Village of Crystal Springs proclaims May 29, 2012 as the third annual "Day of the Honey Bee."

CARRIED

7. Regional Emergency Management Project Update

Council reviewed the regional emergency management project summary and an outcome of the meeting held on March 26, 2012.

8. Minimum Tax

No further discussion or action items took place.

9. Public Works

a) Boat Launch

One estimate has been received to date for boat launch repairs and additional estimates are forthcoming.

b) Trees

Dead trees will be removed from road right of ways as well as branches and other vegetation blocking any signage.

10. Association of Pigeon Lake Municipalities (APLM)

Deputy Mayor Bell clarified the letter received from APLM which was intended to state that the APLM and the Pigeon Lake Watershed Association aim to work together in a regional manner.

Res. #12-52

Moved by Councillor Pratt that the Summer Village of Crystal Springs send a letter to MLA Diana McQueen and MLA George Rogers expressing support of the water importation project.

CARRIED

11. Shoreline

It was noted that the lake ice has created large rifts of sand and/or gravel along the lakeshore. As the rifts are still partially frozen at this time, more attention will be given to this matter when the rifts thaw and a determination can be made of the best means of addressing them. The newsletter also regularly reminds residents that shoreline work often requires permits from the Summer Villages Office and Alberta Environment, and potentially other government departments.

12. Watermere Resort Local Area Structure Plan

There is nothing further to report or act upon until such time that Leduc County announces a public hearing for the proposed development.

13. Wetaskiwin Area Concept Plan

An open house was held for public review of the plan and the County of Wetaskiwin is collecting feedback from interested parties.

H. FINANCIAL REPORTS

1. Cheque Listing

Res. #12-53

Moved by Deputy Mayor Bell to accept the cheque listing as information.

CARRIED

2. Financial Report

Res. #12-54

Moved by Deputy Mayor Bell to accept the financial report as information.

CARRIED

3. 2012 Budget

Res. #12-55

Moved by Deputy Mayor Bell that:

Given our respect for the recognized method of fairly calculating taxes in Canada and Alberta is based on the market assessed value of property,

That taxation based on assessed value is required in the Municipal Government Act Part 9 – Assessment of Property (Sections 284-325) and Part 10 – Taxation (Sections 353-370), and

That while Minimum Tax is included as a special provision in Section 357, increasing Minimum Tax does not increase the amount of Total Tax Revenue,

That increasing Minimum Tax shifts tax burden to properties with low market-value assessments (eg. vacant land, to second-row properties, to properties with old dwellings owned by the elderly), And that the Minimum Tax applied in 2011 was in some cases greater than the market value-based assessed-value Tax,

And that in fact, for 2011 it was not a few 'outlier' properties that were subject to minimum tax, but 40% of properties in the Summer Village of Crystal Springs,

That aiming for all taxes to be at the 'average cost of service' changes the method of taxation from assessment-based taxation to a service-based taxation, which violates the spirit and intent and basis of taxation legislated in the MGA,

And puts the Summer Village of Crystal Springs at risk of a rate-payers challenge against increasing Minimum Tax, a potential tax-payer revolt demanding Tax Caps, and at the least increasing assessment appeals,

That municipal affairs officials acknowledge that the purpose of the special provision of Section 357 making exception to the MGA to allow Minimum Tax application is to allow municipalities to use taxation to motivate property development which is un-necessary in the Summer Village of Crystal Springs as 80% of lots are developed already,

And some property owners purchased properties for the purpose of preserving land in its natural state, as private nature reserve and should be encouraged to do so,

Because studies show that such vacant, treed land is beneficial for the health of Pigeon Lake with vegetative roots trapping toxins that contribute to the growth of blue-green algae,

That nonetheless a Minimum Tax of \$450 would capture 'outlier' properties (approximately 25% of properties) whose taxes are below the 'cost of service', which while unnecessary because those costs are by definition already paid for in the Total Tax Revenue, adds fairness which may be lost due to the wide discrepancy of market-value for Crystal Springs properties.

Therefore to implement good stewardship of Pigeon Lake with no cost implication for the Summer Village by motivating the preservation of land through keeping property taxes in alignment with the MGA primarily at assessed value, I move that there be a Minimum Tax of \$450 for 2012.

Deputy Mayor Bell requested a recorded vote.

In Favor: Deputy Mayor Bell
Opposed: Mayor Schlese, Councillor Pratt
DEFEATED

Res. #12-56

Moved by Councillor Pratt that the minimum tax for the Summer Village of Crystal Springs be in the amount of \$800 for 2012.

Deputy Mayor Bell requested a recorded vote.

In Favor: Mayor Schlese, Councillor Pratt
Opposed: Deputy Mayor Bell
CARRIED

Res. #12-57

Moved by Councillor Pratt to transfer \$35,000 from unrestricted surplus to the capital wastewater reserve.

CARRIED

Mayor Schlese called for recess at 12:15 pm
Mayor Schlese reconvened the meeting at 1:00 pm

Council wishes to review the amount of this reserve on an annual basis.

Res. #12-58

Moved by Councillor Pratt to increase taxes by 3% for 2012.

Deputy Mayor Bell requested a recorded vote.

In Favor: Mayor Schlese, Councillor Pratt
Opposed: Deputy Mayor Bell
CARRIED

I. CORRESPONDENCE / INFORMATION ITEMS

1. PLPS Monthly Service Report – February/March 2012
2. Municipal Affairs MSI Funding Letter
3. Battle River Watershed Newsletter
4. AUMA Local Matters Campaign & June Mayor's Caucus
5. Upcoming Wetland Course
6. Central Alberta Recreational Lakes Initiative
7. PLWA April Update

Res. #12-59

Moved by Deputy Mayor Bell to accept the above items as information.

CARRIED


J. IN CAMERA (if required)

K. ADJOURNMENT


Res. #12-60

Moved by Mayor Schlese to adjourn the meeting at 3:06 pm.

CARRIED



Walter Schlese, Mayor
Summer Village of Crystal Springs



Sylvia Roy, C.A.O.
Summer Village of Crystal Springs

