

**SUMMER VILLAGE OF CRYSTAL SPRINGS
REGULAR COUNCIL MEETING
TUESDAY, AUGUST 13, 2013 at 10:00 A.M.
Summer Villages Office Council Chambers
605-2nd Ave, Ma-Me-O Beach, AB**

MINUTES

Present:

Doris Bell, Mayor

Grant Churchill, Deputy Mayor

Kevin Pratt, Councillor

Sylvia Roy, CAO

A. CALL TO ORDER

Mayor Bell called the Meeting to Order at 10:12 a.m.

B. DELEGATIONS / PRESENTATIONS

Mr. Grant Clark, Crystal Springs Assessor

At 10:13 am Council welcomed Mr. Grant Clark, assessor, to speak about 2012 assessments and the process that was followed.

Mr. Clark started by pointing out that property values are set as of July 1st of the previous year. If construction was started later, they backdate the value to July 1st of that year. Mr. Clark indicated that sales in the area have been an area of concern for assessors and more uniform assessments throughout the lake are required. They have been using the assessment values for all of the Pigeon Lake Summer Villages instead of just one village as there isn't enough data to use the market value for just one village alone. However by grouping the villages all together, it is recognized that there are differences in the south side and north side of the lake. This does create differences in value.

Mr. Clark indicated that the provincial assessment auditor has mandated that Mr. Clark take this multi-village approach to assessment in order to come up with enough market data for comparatives. Mr. Clark believes that it's a fair representation of value and has support of the provincial assessment auditor in this regard. This new valuation system was used for the first time this year, so to compare with previous years simply doesn't work. This year, due to the larger set of data available, there has been shifts in taxes and some people hit with the tax shift have likely been the ones to take issue with the model.

It was agreed that lack of communication likely created a large part of the problem as people weren't aware of the new model being used. Administration asked if this new market model was discussed at last fall's CRASC (Capital Regional Assessment Services Commission) Annual General Meeting, to which Mr. Clark replied that that he didn't think it was.

Mr. Clark indicated that people still have the option of appealing their assessment if they still take issue with it. Also, people should be asking their assessment questions to Mr. Clark rather than Council members trying to answer them.

Questions arose with respect to raw land being assessed much higher; Mr. Clark stated that market data supported the increase, and generally if buildings are not significant enough to affect the value, the value isn't changed to reflect the building. Mr. Clark added that lake properties have an unusual level of volatility in sales prices and that has an effect of the market value model.

Mr. Clark will write a short summary of what transpired (the change to the new market model being used) to help residents understand why their assessments may have increased. Mr. Clark also suggested an open house session in the spring after tax notices are sent out, or perhaps even before the tax notices are mailed.

Council thanked Mr. Clark and he departed from Council Chambers at 10:59 am.

Recess: 10:59 am

Reconvene: 11:04 am

C. ADOPTION / ADDITIONS TO AGENDA

Res. # 13-85

Moved by Deputy Mayor Churchill to approve the agenda as amended.

CARRIED

D. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETINGS

1. Regular Council Meeting Minutes of July 9, 2013

Res. # 13-86

Moved by Councillor Pratt to approve the Regular Council Meeting Minutes of July 9, 2013 as presented.

CARRIED

E. READING OF BYLAWS & POLICIES

None.

F. COUNCIL & CAO REPORTS

1. Follow Up Sheet.

The Follow up sheet was reviewed.

G. DISCUSSION ITEMS

1. Property Assessments/ Tax Review

Communication appears to be part of the issue with understanding the assessor. Discussion occurred with respect to past decisions made with respect to passing the budget and tax rate and the recent discovery about the market value model used for this year. Discussion then shifted to what might be changed in the process for next year, including statistical sampling to determine tax rate increases.

2. Annual Information Meeting Follow Up

Suggestions were made for residents to be emailed the approved minutes of Council meetings. Deputy Mayor Churchill will examine a complaint regarding the boat launch.

3. Recreation Board Update – Boat Rally

The boat rally was well-attended with 25 boats participating and almost 200 people attending. The lake was clear, no fish or algae were noted. The caterer was well-appreciated. No proposed date for next year as of yet but likely to be scheduled for the second weekend in August. Deputy Mayor Churchill, who operated the safety boat, has drafted a number of rules and suggestions for improvements.

4. Recreation Board - Bylaw Review

The Recreation Board bylaw will review the bylaw and make any suggested revisions to Council for the next Council Meeting.

5. Association of Pigeon Lake Municipalities

Sub-committees have been struck to study water importation, mechanical methods and alternate methods of controlling blue-green algae. One report was completed by Grandview Mayor Don Davidson on water importation; it was presented to the APLM and sent to the Pigeon Lake Watershed Association for comment. The PLWA's technical committee has indicated that more information is required to determine whether or not it could be feasible.

Mayor Bell indicated that the PLWA's Annual General Meeting is scheduled for August 24, 2013 at 9:00 am at the Lakedell hall.

6. Council Orientation Workshop

Administration has booked a Council orientation workshop on Friday, September 20 from 9:00 am to 4:00 pm.

7. Use of Recreational Vehicles

Council will be reviewing this portion of the Land Use Bylaw for potential revisions.

8. Off-Road Vehicles

Deputy Mayor Churchill suggested that the Summer Village adopt an off-highway vehicle bylaw to ensure that the vehicles are being operated safely and legally. Administration will bring sample bylaws for review for the next Council Meeting.

9. Weed Inspector

Administration will contact the weed inspector with respect to a difficult property. The property will be inspected by the development officer.

10. Road Project

Deputy Mayor Churchill noted that there are a few places that didn't get oiled; the contactor will be contacted.

Recess: 12:17 pm

Reconvene: 12:38 pm

H. FINANCIAL REPORTS

1. Cheque Listing

Res. #13-87

Moved by Deputy Mayor Churchill to approve the cheque listing as information.

CARRIED

2. Financial Report

Res. #13-88

Moved by Councillor Pratt to approve the financial report, as information.

CARRIED

I. CORRESPONDENCE / INFORMATION ITEMS

1. PLPS Monthly Service Report – June & July, 2013
2. Municipal Affairs – Public Interest Disclosure Act
3. Yellowhead Regional Library – Annual Report and Plan of Service

J. IN CAMERA (if required)

K. ADJOURNMENT

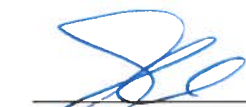
Res. #13-89

Moved by Councillor Pratt to adjourn the meeting at 1:30 pm.

CARRIED



Doris Bell, Mayor
Summer Village of Crystal Springs



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