

**TOWN OF GIBBONS
AGENDA
SPECIAL MEETING OF COUNCIL
APRIL 30, 2024
TO BE HELD AT THE MUNICIPAL OFFICE AT 7:00 PM**

- 1.0 ROLL CALL
- 2.0 CALL TO ORDER
- 3.0 ADOPTION OF THE AGENDA
- 4.0 BUSINESS
 - 4.1 2024 Capital Budget
 - 4.2 Tax Rate Bylaw ALT 10-24
- 5.0 ADJOURNMENT

Report to Council



Date Submitted: April 30, 2024

Submitted to: Mayor Deck and Members of Council

Submitted by: Monique Jeffrey, Director of Corporate Services

Report Topic: Proposed 2024-2028 Capital Budget

Introduction

The purpose of this report is to respectfully request that Council approve the 2024-2028 Capital budget in the amount of \$22,989,077.00 that consists of the proposed projects as detailed in the Attached Appendix "A" and Appendix "B".

Background

Administration has diligently reviewed a number of proposed Capital Projects that will have significant impact to our Community for many years to come and is requesting the Council to review the proposed capital budget that is before you.

Options Available

1. That Council approve the 2024-2028 Capital Budget as presented in the total amount of \$22,989,077.00.
2. That Council present proposed changes and request Administration to rework the proposed 2024-2028 Capital Budget.

Recommendation for Action

Administration would like to respectfully request that Council give consideration to the following recommendation:

1. That Council approve the 2024-2028 Capital Budget in the amount of \$22,989,077.00 to be funded through the utilization of Federal and Provincial Grant Programs, municipal reserves and the issuance of debentures as identified.

Submitted By:

A handwritten signature in black ink, appearing to be "Monique Jeffrey".

Monique Jeffrey.

Director of Corporate Services

Approved by:

A handwritten signature in black ink, appearing to be "Farrell O'Malley".

Farrell O'Malley

CAO

	A	B	C	D	E	F	G	H	I	J	K	L	M	
			2024 Expenses	2025 Expenses	2026 Expenses	2027 Expenses	2028 Expenses	LGFF Capital	CCBF (FGTF)	Off Site	Reserves	Other		
45														
46	Maintenance & Operating	Sidewalk -Pedestrian Corridor Expansion	\$ 100,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ (100,000)	\$ -		\$ -	\$ -	(100,000)	
47		Arena Replacement Study	\$ -	\$ 80,000	\$ 150,000								0.00	
48		Sidewalk accessibility improvements	\$ 270,000	\$ -					\$ -				\$ (270,000)	(270,000.00)
49		Total Maintenance	\$ 370,000	\$ 230,000	\$ 300,000	\$ 150,000	\$ 150,000	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ (270,000)	\$ (370,000)
50	Vehicle Upgrades & Replacements	Electric SUV	\$ 62,245		\$ -			\$ (48,245)			\$ -	\$ (14,000)	(\$62,245)	
51		Seniors Bus	\$ 200,000	\$ -	\$ -							\$ (200,000)	(\$200,000)	
52		Backhoe			\$ 300,000	\$ -			\$ -				\$0	
53		Fire Truck (WARRIOR)	\$ 790,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ (790,832)	(\$790,832)
54		2 Electric Gators	\$ 44,863	\$ -				\$ (31,404)	\$ -		\$ -	\$ -	\$ (13,459)	(\$44,863)
55		Flat Deck Truck chassis	\$ -	\$ 30,000	\$ 150,000	\$ -		\$ -	\$ -					\$0
56		Ventrax	\$ -	\$ -		\$ 100,000	\$ -	\$ -	\$ -			\$ -		\$0
57		Sweeper	\$ -	\$ 335,000	\$ -			\$ -	\$ -			\$ -		\$0
58		Service truck	\$ -		\$ 200,000			\$ -	\$ -				\$ -	\$0
59	Total Vehicles	\$ 1,097,940	\$ 365,000	\$ 650,000	\$ 100,000	\$ -	\$ (79,649)	\$ -	\$ -	\$ -	\$ -	\$ (1,018,291)	(\$1,097,940)	
60	Land	Heartland Cottages Properties - funds to come from LOC	\$ -									\$ -	\$0	
61		Total Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
62	Equipment Upgrades & Replacement	Mower	\$ -			\$ 30,000	\$ -					\$ -	\$0	
63		Mobile electronic signs (3)	\$ 48,690					\$ (48,690)						(\$48,690)
64		Land File Digitization	\$ 40,000					\$ -	\$ (40,000)					(\$40,000)
65		Battery Operated Hydraulic Extraction Tools	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ (25,000)						(\$25,000)
66		AFRAC Radios	\$ 12,071					\$ (12,071)					\$ -	(\$12,071)
67		John Deere (Lawn mower)I585	\$ 46,000	\$ -	\$ -	\$ 77,000		\$ (46,000)	\$ -			\$ -		(\$46,000)
68		IT-Main Server		\$ 45,000	\$ -	\$ -						\$ -		
69	Total Equipment Upgrades & Replacement	\$ 171,761	\$ 70,000	\$ -	\$ 107,000	\$ -	\$ (131,761)	\$ (40,000)	\$ -	\$ -	\$ -	\$ -	(\$171,761)	
70	Total Annual Capital	\$ 22,989,077	\$ 2,928,400	\$ 2,344,000	\$ 1,092,000	\$ 650,000							(\$22,989,077)	
71														
72		Total P39 Borrowing Principal only	\$ 1,468,697	\$ 1,339,450	\$ 1,207,216	\$ 1,071,926	\$ 933,509							
73		To Reserves-Restricted/Defined (from Utility)	\$ 61,500	\$ 61,500	\$ 61,500	\$ 61,500	\$ 61,500				\$ 121,500			
74		Operating Budget Non Capital, Borrowing Skatepark-\$32,672, GCC 2nd floor - \$23,581, Rec Master Plan - \$25,000, Signage - \$7,000,	\$ 88,253	\$ 88,253	\$ 88,253	\$ 88,253	\$ 88,253				\$ -			
75		Facility Debenture - Principal Payment to Operating Budget - Final Dec 15, 2027	\$ (244,339)	\$ (250,565)	\$ (256,949)	\$ (263,496)	\$ (263,496)				\$ -	\$ -		
76		Project 39 Local Improvement Borrowing 15 year Bylaw 2019 - 2034 1st pymt due March 2020 and every 6 months thereafter Principal Payment Only	\$ (129,247)	\$ (132,234)	\$ (135,290)	\$ (138,417)	\$ (141,616)							
77		Williams Park 2018 Residential San/Sewer Payback \$87,700 over 10 years	\$ 3,480	\$ 1,385	\$ 1,385	\$ 1,385	\$ 1,385				\$ 3,480			
78		Project 39 Local Improvement Borrowing 15 year Bylaw 2019 - 2034 1st pymt due March 2020 and every 6 months thereafter Interest Payment Only	\$ (35,982)	\$ (32,995)	\$ (29,939)	\$ (26,812)	\$ (23,613)							
79		Project 39 Local Improvement Borrowing 15 year Bylaw 2019 - 2034 1st pymt due March 2020 and every 6 months thereafter include both Principal and Interest	\$ (165,229)	\$ (165,229)	\$ (165,229)	\$ (165,229)	\$ (165,229)							
80		Grant and Reserve spent						\$ (456,410)	\$ (385,000)	\$ -	\$ (56,520)	\$ (22,087,667)		
81		Unspent Grant and Reserves Available						\$ 62,414	\$ 3,836	\$ 291,591	\$ 64,980	\$ (22,087,667)	\$422,821	
82		Total Capital Budget	\$ 22,989,077	\$ 2,928,400	\$ 2,344,000	\$ 1,092,000	\$ 650,000						\$ (22,989,077)	
83														
84										422,821				
85		Date Capital Budget Passed: _____												
86			Mayor: _____				CAO: _____							

NARRATIVE ON 2024-2028 CAPITAL BUDGET

INFRASTRUCTURE (Engineered Structures)

- Hydrants – the addition of three hydrants in the downtown core between 50th Avenue and 51st Avenue – please see the attached map. The three are numbered 24. \$20,000 each for a total of \$60,000 – funding through the Water Fund.

BUILDINGS

- Demolition of the two downtown buildings - \$85,000.00 for both – funding through LGFF (Local Government Fiscal Framework) – the old MSI program
- Accessibility at the Dew Drop Inn – railings on the ramp behind the building and a new accessibility door at the back and the front for ease of access – estimated cost \$35,000 – funding through Accessibility Grant – approval pending.
- Skid shack at public works – cost \$40,000 – funding through LGFF (Local Government Fiscal Framework funding) – replacing MSI.

LAND IMPROVEMENT

- South Common Development – installation of water/sewer and storm sewer management systems for the development of the south lands – cost \$14,200,000.00 – debenture borrowing after Ministerial approval.
- Cottage Project – cost \$4,221,409.00 – installation of underground infrastructure, roads with curb and gutters – funding \$1,208,111.00 prepays and debenture (Bylaw ALT 2-24) \$3,013,298.00.
- Toanes Subdivision – upgrades and safeguards to the sewer system in that area – cost \$951,967.00 – funding debenture (Bylaw ALT 3-24).
- Memorial Park Phase 2 and start of Phase 3 – cost \$1,700,000.00 – funding CFEP from Ag Society \$710,000.00 - \$345,000.00 CCBF funding – pending approval - \$645,000.00 Accessibility Grant – pending approval.
- Double Niche Columbarium – cost \$25,000.00 – funding LGFF – pending approval.
- Community Message Board – in front of the post office – cost \$30,000.00 – funding reserves

MAINTENANCE

- Sidewalk – pedestrian corridor expansion - \$100,000 – funding LGFF
- Sidewalk accessibility improvements – widening of some sidewalks as they are too narrow for motorized scooters and wheelchairs, ramps at the corners for easy access to the sidewalks from the street - cost \$270,000.00 – funding Accessibility Grant – pending approval.

VEHICLES REPLACEMENT & UPGRADES

- Fire Truck - \$790,382.00 - \$160,000 MSI CAP and \$630,382.00 debenture (Bylaw ALT 6-24).
- Electric SUV – cost \$62,245.00 – funding MCCAC (Municipal Climate Change Action Centre) \$14,000.00 – LGFF \$48,245.00.
- Electric Gators – cost \$44,863.00 – funding MCCAC \$31,404.00 – LGFF \$12,071.00.
- Seniors Bus - cost \$200,000.00 – funding Accessibility Grant – pending approval.

EQUIPMENT UPGRADES & REPLACEMENT

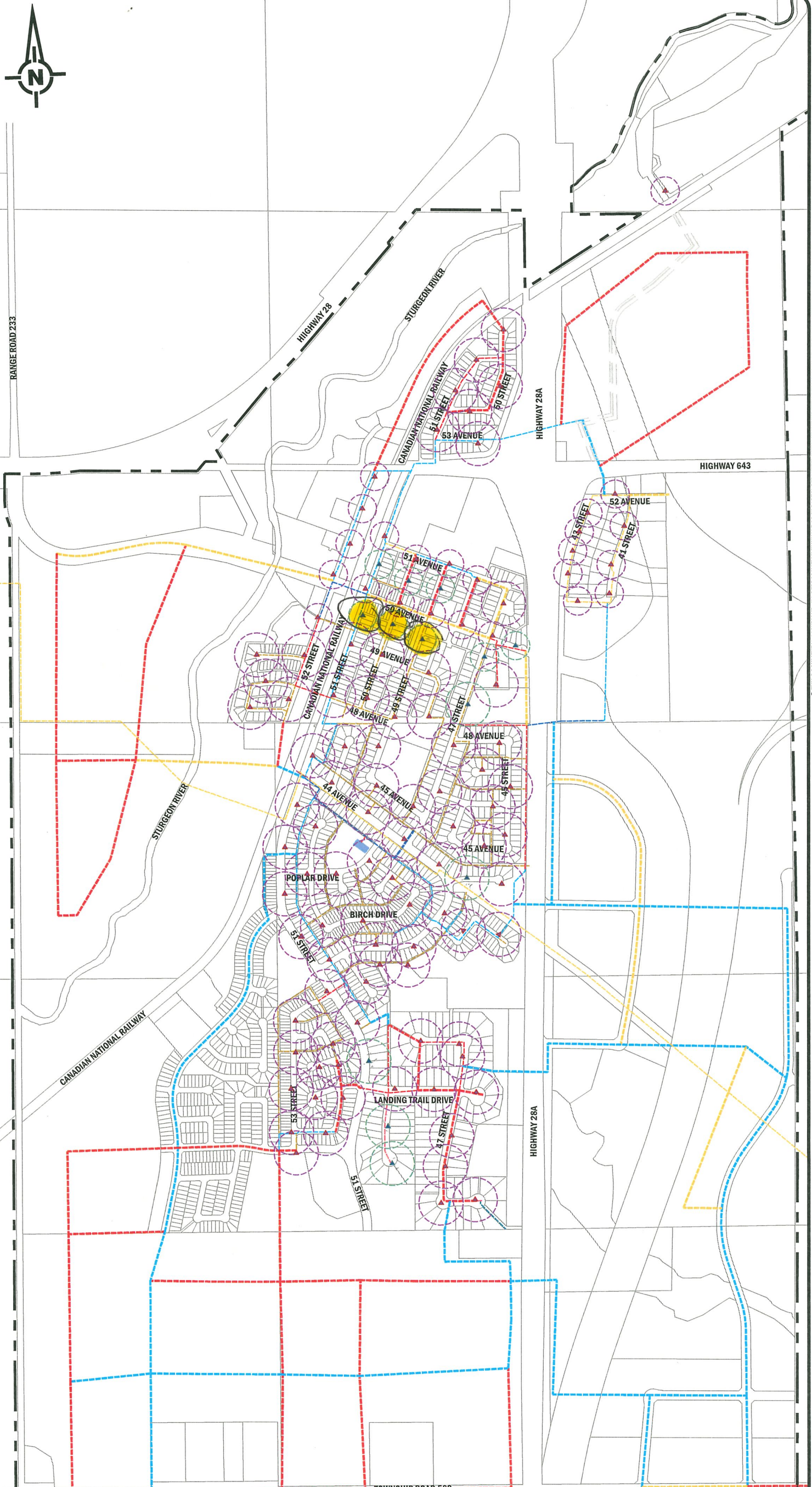
- Mobile Electronic Signs – cost \$48,690.00 – funding LGFF.
- Land File Digitization completion – cost \$40,000 – funding through LGFF. In 2021 when this project was started the estimated cost was \$60,000 with funding from FCM in the amount of \$48,000 and the Town would cover the remaining cost of \$12,000. Approval was received from FCM in the fall of 2022, but the contribution agreement was not received by the Town until the fall of 2023. The anticipation was that the Town had 1200 land files with an average of 10 to 30 pages per file to scanning, the actual number is 1653 files with anywhere from 20 to 200 pages to scan making this project much more extensive than originally thought. After investigation it was discovered that this would be covered under the LGFF as capacity building funding so the Town can now complete the project using grant funding.
- Battery Operated Extraction Tools – cost \$25,000.00 – funding LGFF.
- AFRAC Radios – cost \$12,071.00 – funding LGFF.
- John Deere Mowers (3) – buy back program – cost \$46,000.00 – funding LGFF.

Total 2024 capital budget items total \$22,989,077.00 making the best use of both the Local Government Fiscal Framework dollars, the Canada Community Building Fund dollars, debentures and the Accessibility Grant funds should we be successful in getting approval for all the Town will have a very busy year coming up.

\$291,591.00 of off-site levies remaining. The Town is looking at using any \$56,520.00 of the \$124,980.00 reserve funds in this capital budget.

Under other that is other grants of funding that the Town has been able to access and including loans a total of \$22,989,077.00.

There remains \$422,821.00 of LGFF and CCBF funds, off-site levies, and reserves.



SAVED BY: HDANIELS PLOT DATE: May 16, 2019

LEGEND

MUNICIPAL BOUNDARY	---	PROPOSED	---	EXISTING	---
WATER RESERVOIR / PUMPHOUSE	■	50mm WATERMAIN	---	100mm WATERMAIN	---
150mm WATERMAIN	---	200mm WATERMAIN	---	250mm WATERMAIN	---
300mm WATERMAIN	---	350mm WATERMAIN	---	FIRE HYDRANT	▲
HYDRANT COVER (45m RAD & 70m RAD)	○				○

0 100 200 300 m SCALE 1:10 000

**TOWN OF GIBBONS
CAPITAL WORKS PLAN
2020 - 2030
RECOMENDED ADDITIONAL FIRE HYDRANTS**

FIGURE 7.10

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Report to Council



Date Submitted: April 30, 2024

Submitted to: Mayor Deck and Members of Council

Submitted by: Monique Jeffrey, Director of Corporate Services

Report Topic: 2024 Tax Rate Bylaw Alt 10-24

Introduction

As the 2024 Operating and Capital Budgets have now been adopted by Council, Administration respectfully requests that council consider passing the 2024 Tax Rate Bylaw No. ALT 10-24. The Tax Rate Bylaw includes all the required requisitions collected by the Municipality in addition to our Municipal Taxes.

Edmonton Region	CPI as of Feb 2024	4.2%
Operating Budget	overall increase	7%
Policing costs		5.36% of total municipal taxation

RESIDENTIAL	2024			
Average Municipal Tax Rate increase	4%	4.5%	5%	5.3%
School Requisition increase	2.65%	2.65%	2.65%	2.65%
Homeland Housing Requisition decrease	-.12%	-.12%	-.12%	-.12%
Overall Tax Rate increase	2.93%	3.3%	3.67%	3.9%

RESIDENTIAL	2023			
Average Municipal Tax increase	5.38%			
School Requisition decrease	-2.96%			
Homeland Housing Requisition increase	4.35%			
Overall Tax increase	3.07%			

NON-RESIDENTIAL	2024			
Average Municipal Tax Rate increase	4%	4.5%	5%	5.5%
School Requisition increase	2.88%	2.88%	2.88%	2.88%
Homeland Housing Requisition decrease	-.12%	-.12%	-.12%	-.12%
Overall Tax Rate increase	0.75%	1.14%	1.54%	1.77%

Report to Council

NON-RESIDENTIAL		2023
Average Municipal Tax increase	5.52%	
School Requisition decrease	-2.96%	
Homeland Housing Requisition increase	4.35%	
Overall Tax increase	3.37%	

Average Residential Rate Increase across the Province

Calgary	7.8%
Lethbridge County	5.1%
Airdrie	6.99%
St. Albert	5.5%
Spruce Grove	5.12%
Devon	5.25%
Wetaskiwin	5.5%
Beaumont	6.45%
Leduc	5.1%
Stony Plain	8.66%
Edmonton	8.9%
Morinville	4.45%
Redwater	2.2% proposed
Bon Accord	n/a at this time

An average residence in Gibbons in 2024 is assessed at \$302,603 an increase of \$8,374 from last year and the non-residential average assessment for 2024 has increased by \$77,404 to \$657,104.

Please find attached for your information a random tax roll comparison, including all our different assessment types showing the 2024 Tax Rate Bylaw impact for both the low and the high scenarios.

Background

The Town of Gibbons 2024 Operating Budget requires a Net Municipal tax of \$3,463,862.00. The Province of Alberta requires a school requisition of \$1,019,839.52. Homeland Housing requires a Seniors' Housing requisition of \$34,004.17. The Province of Alberta requires a Designated Industrial Property Requisition from DI Properties of \$342.17. The Municipal Government Act stipulates that the 2024 Tax notice must be mailed before May 31st, 2024.

Options Available

Administration has provided to Council 4 options of the same bylaw 2024 Tax Rate Bylaw ALT 10-24 for their consideration.

Option 1 has a tax rate increase of 4% with a surplus of \$4,438.06.

Option 2 has a tax rate increase of 4.5% with a surplus of \$21,112.51.

Option 3 has a tax rate increase of 5% with a surplus of \$37,786.93.

Option 4 has a tax rate increase of 5.3% with a surplus of \$47,792.08.

Report to Council

Administration respectfully requests that Council consider the following:

1. Provide Administration as to which Option Council wishes to proceed forward with for the 2024 Tax Rate Bylaw No. ALT 10-24
2. Provide 1st reading of the 2024 Tax Rate Bylaw No. ALT 10-24 and 2nd and 3rd readings on May 8th, 2024.
3. Council to advise Administration as to how it would like to proceed.

Recommendation for Action

1. That Council proceed with Option _____ of the 2024 Tax Rate Bylaw ALT 10-24.

2. That Council provide first reading for the 2024 Tax Rate Bylaw Alt 10-24.

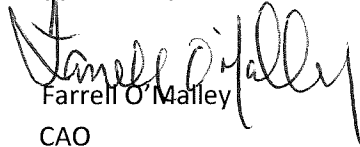
Submitted By:



Monique Jeffrey.

Director of Corporate Services

Approved by:



Farrell O'Malley

CAO



OPTION 1

**Town of Gibbons
2024 Property Tax Bylaw No. ALT 10-24**

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE TOWN OF GIBBONS FOR THE 2024 TAXATION YEAR.

WHEREAS, the Town Gibbons has prepared and adopted detailed estimates of municipal revenue, expenses and expenditures as required, at the council meeting held on December 20, 2023; and

WHEREAS, the estimated municipal expenses and transfers (excluding non-cash items) set out in the annual budget for the Town of Gibbons for 2024 total \$10,909,627.00; and

WHEREAS, the estimated municipal revenues and transfers from all sources other than property taxation is estimated \$7,445,766.00 and the balance of \$3,463,862.00 plus a surplus of \$4,438.06 for a total of \$3,468,300.06 is to be raised by general municipal taxation; and

WHEREAS, the requisitions are:

Alberta School Foundation Fund (ASFF) (2022)	
- Residential/Farm land	\$901,128.19
- Non-residential	<u>\$118,711.32</u>
o Total Requisitions	\$1,019,839.52
Requisition Allowance MGA 359(2)	\$15,830.55
Seniors Foundation	\$34,004.17
DI Properties	\$342.17

WHEREAS, the Council of the Town of Gibbons is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions; and

WHEREAS, the council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the *Municipal Government Act*, Chapter M-26, Revised Statutes of Alberta, 2000; and

WHEREAS, the assessed value of all property in the Town of Gibbons as shown on the assessment roll is:

	<u>Assessment</u>
Residential	\$352,902,750
Residential – Vacant	\$5,788,830
Farmland	\$296,810
Non-Residential	\$30,070,010
Non-residential Vacant	\$2,247,380
Machinery & Equipment (only)	\$703,880
DI Property	\$83,940
Linear	\$4,309,420
Legion (School purposes only)	\$64,610
	<u>\$396,467,630</u>

NOW THEREFORE under the authority of the *Municipal Government Act*, the Council of the Town of Gibbons, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Gibbons:

	TAX LEVY	ASSESSMENT	TAX RATE
GENERAL MUNICIPAL			
Residential	\$2,825,445.29	352,902,750	8.0063
Residential - Vacant	\$74,739.01	5,788,830	12.9109
Non-residential/M&E	\$522,209.05	35,167,250	14.8493
Non-residential - vacant	\$40,979.63	2,247,380	18.2344
Farmland	\$4,927.08	296,810	16.6001
(Surplus levied \$4,334.11)			
TOTAL	\$3,468,300.06	396,460,630	
ALBERTA SCHOOL FOUNDATION FUND			
Residential	\$901,128.35	358,988.390	2.510188
Non-Residential	\$118,711.79	36,775,360	3.228025
TOTAL	\$1,019,840.14		
REQUISITION ALLOWANCE	\$15,830.27	395,763,750	.04
SENIORS FOUNDATION	\$34,004.24	396,467,630	.085768
DI PROPERTIES	\$341.71	5,090,240	.06713

2. That this bylaw shall take effect on the date of the third and final reading.

READ a first time on this _____ day of _____, 2024.

Chief Elected Official

Chief Administrative Officer

READ a second time on this _____ day of _____, 2024.

Chief Elected Official

Chief Administrative Officer

READ a third and final time on this _____ day of _____, 2024.

Chief Elected Official

Chief Administrative Officer

4/29/2024		2024 Proposed Mill Rate									2024	2023	Impact	
	Current	2023	2024		2024				2024	FULL	Full	(23)294,229+8,374(24)		
Description	Assessment	MUNI Only	Mill Rate	Revenue	School	Seniors	DI Prop	Allowance	Mill Rate	Mill Rate	Home			
			4.0000%									Total Increase w/ Req		
Residential (incl Farm Bldg)	352,902,750	7.698365	8.0063	\$ 2,825,445.15	2.5101880	0.085768	0	0.04	10.642256	10.33942	\$ 3,220.38	2024		
Vacant Residential	5,788,830	12.414368	12.9109	\$ 74,739.25	2.5101880	0.085768	0	0.04	15.546899	15.05696	\$ 3,128.74	2023		
											\$ 91.64	2.93%		
Farmland	296,810	15.961628	16.6001	\$ 4,927.07	2.5101880	0.085768	0	0.04	19.236049	18.60422				
Commercial/Industrial	30,070,010	14.278175	14.8493	\$ 446,518.66	3.228025	0.085768	0	0.04	18.203095	18.068113	\$ 2,422.73	2024		
Vacant Comm/Ind	2,247,380	17.533116	18.2344	\$ 40,979.72	3.228025	0.085768	0	0.04	21.588234	21.32305	\$ 2,329.55	2023		
											\$ 93.18	4.00%		
M & E inc: DIP	703,880	14.278175	14.8493	\$ 10,452.13	0	0.085768	0.0671	0	15.0022	14.43381				
DI Properties - Tx	83,940	14.278175	14.8493	\$ 1,246.45	3.228025	0.085768	0.0671	0.04	18.270225	18.13461	Impact			
Linear (DIP)	4,309,420	14.278175	14.8493	\$ 63,991.88	3.228025	0.085768	0.0671	0.04	18.270225	18.13461	(23)579,700+77,404(24)			
											Non-Residential			
Legion (Comm)	64,610			\$ -	3.228025	0.085768	0	0.04	3.353793	3.789938	Total Increase w/ Req			
				\$ 3,468,300.31							\$ 11,961.33	2024		
2023 Assessment for 2024 Taxes	396,467,630				R	2.51345	0.089138	0.04			\$ 11,872.63	2023		
					C	3.6608	0.089138	0.0665	0.04		\$ 88.70	0.75%		
REVENUE REQUIRED				\$ 3,463,862.00										
Deficit/Surplus				\$ 4,438.31							\$ 9,757.54	2024		
											\$ 9,382.25	2023		
											\$ 375.29	4.00%		

Residential (Improved)= 89.03% of Total Assessment

4/29/2024

4% increase in residential mill rate

2024 Taxable Real Growth = \$9,789,490 includes linear (Res +\$4,392,210) (Vacant Res -\$216,060) (Comm/Ind +\$5,457,190) (M&E \$0.00) (DIP -\$370) (Linear -\$59,470) (Legion +\$6,340)

Annual Inflation (Taxable) = Positive -1.22% (not including Linear) (Res +\$5,364,410) (N-Res -\$307,260) (ME -\$17,730)

TOTAL INCREASE - Taxable Assessment +\$14,941,000 (includes Linear +\$99,740)

4% increase in non-res mill rate

Overall Gibbons is seeing a 3.92% overall increase in assessment taking into consideration an increase in growth and a decrease in inflation

Other Requisitions = 23% of Total Taxes Collected

Policing Costs = 5.36%

Homeland Housing - \$ 34,000.14 (-0.12%)

Prov School Requisition - \$ 1,019,839.50 (+2.68%)

(0.12% decrease in requisition (\$4.08) less than 2023)

(2.68% increase in requisition (\$26,672.28) more than 2023)

Prov DI Property - \$342.17

(increase of 2.73% over 2023)

(\$9.12 increase)





OPTION 2

**Town of Gibbons
2024 Property Tax Bylaw No. ALT 10-24**

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE TOWN OF GIBBONS FOR THE 2024 TAXATION YEAR.

WHEREAS, the Town Gibbons has prepared and adopted detailed estimates of municipal revenue, expenses and expenditures as required, at the council meeting held on December 20, 2023; and

WHEREAS, the estimated municipal expenses and transfers (excluding non-cash items) set out in the annual budget for the Town of Gibbons for 2024 total \$10,909,627.00; and

WHEREAS, the estimated municipal revenues and transfers from all sources other than property taxation is estimated \$7,445,766.00 and the balance of \$3,463,862.00 plus a surplus of \$21,112.51 for a total of \$3,484,974.51 is to be raised by general municipal taxation; and

WHEREAS, the requisitions are:

Alberta School Foundation Fund (ASFF) (2022)	
- Residential/Farm land	\$901,128.19
- Non-residential	<u>\$118,711.32</u>
o Total Requisitions	\$1,019,839.52
Requisition Allowance MGA 359(2)	\$15,830.55
Seniors Foundation	\$34,004.17
DI Properties	\$342.17

WHEREAS, the Council of the Town of Gibbons is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions; and

WHEREAS, the council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the *Municipal Government Act*, Chapter M-26, Revised Statutes of Alberta, 2000; and

WHEREAS, the assessed value of all property in the Town of Gibbons as shown on the assessment roll is:

	<u>Assessment</u>
Residential	\$352,902,750
Residential – Vacant	\$5,788,830
Farmland	\$296,810
Non-Residential	\$30,070,010
Non-residential Vacant	\$2,247,380
Machinery & Equipment (only)	\$703,880
DI Property	\$83,940
Linear	\$4,309,420
Legion (School purposes only)	\$64,610
	<u>\$396,467,630</u>

NOW THEREFORE under the authority of the *Municipal Government Act*, the Council of the Town of Gibbons, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Gibbons:

	TAX LEVY	ASSESSMENT	TAX RATE
GENERAL MUNICIPAL			
Residential	\$2,839,028.52	352,902,750	8.04479
Residential - Vacant	\$75,098.50	5,788,830	12.973
Non-residential/M&E	\$524,719.99	35,167,250	14.9207
Non-residential - vacant	\$41,176.73	2,247,380	18.3221
Farmland	\$4,950.77	296,810	16.6799
(Surplus levied \$21,088.07)			
TOTAL	\$3,484,974.51	396,460,630	
ALBERTA SCHOOL FOUNDATION FUND			
Residential	\$901,128.35	358,988.390	2.510188
Non-Residential	\$118,711.79	36,775,360	3.228025
TOTAL	\$1,019,840.14		
REQUISITION ALLOWANCE	\$15,830.27	395,763,750	.04
SENIORS FOUNDATION	\$34,004.24	396,467,630	.085768
DI PROPERTIES	\$341.71	5,090,240	.06713

2. That this bylaw shall take effect on the date of the third and final reading.

READ a first time on this _____ day of _____, 2024.

Chief Elected Official

Chief Administrative Officer

READ a second time on this _____ day of _____, 2024.

Chief Elected Official

Chief Administrative Officer

READ a third and final time on this _____ day of _____, 2024.

Chief Elected Official

Chief Administrative Officer

4/29/2024		2024 Proposed Mill Rate								2024 FULL	2023 Full	Impact (23)294,229+8,374(24)	
Current		2023	2024		2024				2024 FULL	2023 Full	Home		
Description	Assessment	MUNI Only Mill Rate	Revenue	School	Seniors	DI Prop	Allowance	Mill Rate	Mill Rate	Total Increase w/ Req			
Residential (incl Farm Bldg)	352,902,750	7.698365	4.5000% 8.04479 \$ 2,839,029.02	2.5101880	0.085768	0	0.04	10.680747	10.33942	\$ 3,232.03	2024		
Vacant Residential	5,788,830	12.414368	12.973 \$ 75,098.58	2.5101880	0.085768	0	0.04	15.608971	15.05696	\$ 3,128.74	2023		
Farmland	296,810	15.961628	16.6799 \$ 4,950.76	2.5101880	0.085768	0	0.04	19.315857	18.60422	\$ 103.29	3.30%		
Commercial/Industrial	30,070,010	14.278175	14.9207 \$ 448,665.38	3.228025	0.085768	0	0.04	18.274486	18.068113	\$ 2,434.38	2024		
Vacant Comm/Ind	2,247,380	17.533116	18.3221 \$ 41,176.74	3.228025	0.085768	0	0.04	21.675899	21.32305	\$ 2,329.55	2023		
M & E inc: DIP	703,880	14.278175	14.9207 \$ 10,502.38	0	0.085768	0.0671	0	15.073591	14.43381	\$ 104.83	4.50%		
DI Properties - Tx	83,940	14.278175	14.9207 \$ 1,252.44	3.228025	0.085768	0.0671	0.04	18.341616	18.13461	Impact (23)579,700+77,404(24)			
Linear (DIP)	4,309,420	14.278175	14.9207 \$ 64,299.53	3.228025	0.085768	0.0671	0.04	18.341616	18.13461	Non-Residential			
Legion (Comm)	64,610		\$ -	3.228025	0.085768	0	0.04	3.353793	3.789938	Total Increase w/ Req			
2023 Assessment for 2024 Taxes	396,467,630		\$ 3,484,974.83	2023 Other Requisitions							\$ 12,008.24	2024	
				R 2.51345	0.089138		0.04			\$ 11,872.63	2023		
				C 3.6608	0.089138	0.0665	0.04			\$ 135.61	1.14%		
REVENUE REQUIRED			\$ 3,463,862.00							\$ 9,804.45	2024		
Deficit/Surplus			\$ 21,112.83							\$ 9,382.25	2023		
										\$ 422.20	4.50%		

Residential (Improved)= 89.03% of Total Assessment 4/29/2024

4.5% increase in residential mill rate

2024 Taxable Real Growth = \$9,789,490 includes linear (Res +\$4,392,210) (Vacant Res -\$216,060)(Comm/Ind +\$5,457,190) (M&E \$0.00) (DIP -\$370) (Linear - \$59,470)(Legion +\$6,340)

Annual Inflation (Taxable) = Positive -1.22% (not including Linear) (Res +\$5,364,410) (N-Res -\$307,260) (ME -\$17,730)

TOTAL INCREASE - Taxable Assessment +\$14,941,000 (includes Linear +\$99,740) 4.5% increase in non-res mill rate

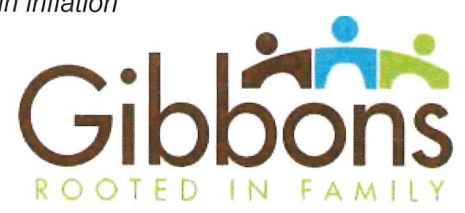
Overall Gibbons is seeing a 3.92% overall increase in assessment taking into consideration an increase in growth and a decrease in inflation

Other Requisitions = 23% of Total Taxes Collected **Policing Costs = 5.36%**

Homeland Housing - \$ 34,000.14 (-0.12%) **Prov School Requisition - \$ 1,019,839.50 (+2.68%)**

(0.12% decrease in requisition (\$4.08) less than 2023) (2.68% increase in requisition (\$26,672.28) more than 2023)

Prov DI Property - \$342.17 (increase of 2.73% over 2023)
(\$9.12 increase)



Gibbons
ROOTED IN FAMILY



OPTION 3

**Town of Gibbons
2024 Property Tax Bylaw No. ALT 10-24**

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE TOWN OF GIBBONS FOR THE 2024 TAXATION YEAR.

WHEREAS, the Town Gibbons has prepared and adopted detailed estimates of municipal revenue, expenses and expenditures as required, at the council meeting held on December 20, 2023; and

WHEREAS, the estimated municipal expenses and transfers (excluding non-cash items) set out in the annual budget for the Town of Gibbons for 2024 total \$10,909,627.00; and

WHEREAS, the estimated municipal revenues and transfers from all sources other than property taxation is estimated \$7,445,766.00 and the balance of \$3,463,862.00 plus a surplus of \$37,786.93 for a total of \$3,501,648.93 is to be raised by general municipal taxation; and

WHEREAS, the requisitions are:

Alberta School Foundation Fund (ASFF) (2022)	
- Residential/Farm land	\$901,128.19
- Non-residential	<u>\$118,711.32</u>
o Total Requisitions	\$1,019,839.52

Requisition Allowance MGA 359(2)	\$15,830.55
Seniors Foundation	\$34,004.17
DI Properties	\$342.17

WHEREAS, the Council of the Town of Gibbons is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions; and

WHEREAS, the council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the *Municipal Government Act*, Chapter M-26, Revised Statutes of Alberta, 2000; and

WHEREAS, the assessed value of all property in the Town of Gibbons as shown on the assessment roll is:

	<u>Assessment</u>
Residential	\$352,902,750
Residential – Vacant	\$5,788,830
Farmland	\$296,810
Non-Residential	\$30,070,010
Non-residential Vacant	\$2,247,380
Machinery & Equipment (only)	\$703,880
DI Property	\$83,940
Linear	\$4,309,420
Legion (School purposes only)	\$64,610
	<u>\$396,467,630</u>

NOW THEREFORE under the authority of the *Municipal Government Act*, the Council of the Town of Gibbons, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Gibbons:

	TAX LEVY	ASSESSMENT	TAX RATE
GENERAL MUNICIPAL			
Residential	\$2,852,611.75	352,902,750	8.08328
Residential – Vacant	\$75,457.98	5,788,830	13.0351
Non-residential/M&E	\$527,230.93	35,167,250	14.9921
Non-residential - vacant	\$41,373.82	2,247,380	18.4098
Farmland	\$4,974.45	296,810	16.7597
(Surplus levied \$37,689.99)			
TOTAL	\$3,501,648.99	396,460,630	
ALBERTA SCHOOL FOUNDATION FUND			
Residential	\$901,128.35	358,988.390	2.510188
Non-Residential	\$118,711.9	36,775,360	3.228025
TOTAL	\$1,019,840.14		
REQUISITION ALLOWANCE	\$15,830.27	395,756,750	.04
SENIORS FOUNDATION	\$34,004.64	396,469,630	.085768
DI PROPERTIES	\$341.71	5,090,240	.06713

2. That this bylaw shall take effect on the date of the third and final reading.

READ a first time on this _____ day of _____, 2024.

Chief Elected Official

Chief Administrative Officer

READ a second time on this _____ day of _____, 2024.

Chief Elected Official

Chief Administrative Officer

READ a third and final time on this _____ day of _____, 2024.

Chief Elected Official

Chief Administrative Officer

4/29/2024		2024 Proposed Mill Rate								2024	2023	Impact		
Current		2023	2024			2024			FULL	Full	(23)294,229+8,374(24)			
Description	Assessment	MUNI Only Mill Rate	Revenue		School	Seniors	DI Prop	Allowance	Mill Rate	Mill Rate	Home			
Residential (incl Farm Bldg)	352,902,750	7.698365	5.0000%	8.08328	\$ 2,852,612.89	2.5101880	0.085768	0	0.04	10.719239	10.33942	Total Increase w/ Req		
Vacant Residential	5,788,830	12.414368	13.0351		\$ 75,457.90	2.5101880	0.085768	0	0.04	15.671042	15.05696	\$ 3,243.67	2024	
Farmland	296,810	15.961628	16.7597		\$ 4,974.45	2.5101880	0.085768	0	0.04	19.395665	18.60422	\$ 3,128.74	2023	
Commercial/Industrial	30,070,010	14.278175	14.9921		\$ 450,812.11	3.228025	0.085768	0	0.04	18.345877	18.068113	\$ 114.93	3.67%	
Vacant Comm/Ind	2,247,380	17.533116	18.4098		\$ 41,373.75	3.228025	0.085768	0	0.04	21.763565	21.32305	MUNI Only - Increase		
M & E inc: DIP	703,880	14.278175	14.9921		\$ 10,552.63	0	0.085768	0.0671	0	15.144982	14.43381	\$ 2,446.03	2024	
DI Properties - Tx	83,940	14.278175	14.9921		\$ 1,258.44	3.228025	0.085768	0.0671	0.04	18.413007	18.13461	\$ 2,329.55	2023	
Linear (DIP)	4,309,420	14.278175	14.9921		\$ 64,607.19	3.228025	0.085768	0.0671	0.04	18.413007	18.13461	\$ 116.48	5.00%	
Legion (Comm)	64,610				\$ -	3.228025	0.085768	0	0.04	3.353793	3.789938	Impact		
2023 Assessment for 2024 Taxes	396,467,630				\$ 3,501,649.35	2023 Other Requisitions							(23)579,700+77,404(24)	
						R 2.51345	0.089138		0.04			Non-Residential		
						C 3.6608	0.089138	0.0665	0.04			Total Increase w/ Req		
REVENUE REQUIRED					\$ 3,463,862.00							\$ 12,055.15	2024	
Deficit/Surplus					\$ 37,787.35							\$ 11,872.63	2023	
												\$ 182.52	1.54%	
												MUNI Only - Increase		
												\$ 9,851.36	2024	
												\$ 9,382.25	2023	
												\$ 469.11	5.00%	

Residential (Improved)= 89.03% of Total Assessment

4/29/2024

5% increase in residential mill rate

2024 Taxable Real Growth = \$9,789,490 includes linear (Res +\$4,392,210) (Vacant Res -\$216,060) (Comm/Ind +\$5,457,190) (M&E \$0.00) (DIP -\$370) (Linear -\$59,470) (Legion +\$6,340)

Annual Inflation (Taxable) = Positive -1.22% (not including Linear) (Res +\$5,364,410) (N-Res -\$307,260) (ME -\$17,730)

TOTAL INCREASE - Taxable Assessment +\$14,941,000 (includes Linear +\$99,740)

5% increase in non-res mill rate

Overall Gibbons is seeing a 3.92% overall increase in assessment taking into consideration an increase in growth and a decrease in inflation

Other Requisitions = 23% of Total Taxes Collected

Policing Costs = 5.36%

Homeland Housing - \$ 34,000.14 (-0.12%)

Prov School Requisition - \$ 1,019,839.50 (+2.68%)

(0.12% decrease in requisition (\$4.08) less than 2023)

(2.68% increase in requisition (\$26,672.28) more than 2023)

Prov DI Property - \$342.17

(increase of 2.73% over 2023)

(\$9.12 increase)





OPTION 4

**Town of Gibbons
2024 Property Tax Bylaw No. ALT 10-24**

A BYLAW TO AUTHORIZE THE RATES OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE TOWN OF GIBBONS FOR THE 2024 TAXATION YEAR.

WHEREAS, the Town Gibbons has prepared and adopted detailed estimates of municipal revenue, expenses and expenditures as required, at the council meeting held on December 20, 2023; and

WHEREAS, the estimated municipal expenses and transfers (excluding non-cash items) set out in the annual budget for the Town of Gibbons for 2024 total \$10,909,627.00; and

WHEREAS, the estimated municipal revenues and transfers from all sources other than property taxation is estimated \$7,445,766.00 and the balance of \$3,463,862.00 plus a surplus of \$47,792.08 for a total of \$3,511,654.08 is to be raised by general municipal taxation; and

WHEREAS, the requisitions are:

Alberta School Foundation Fund (ASFF) (2022)	
- Residential/Farm land	\$901,128.19
- Non-residential	\$118,711.32
o Total Requisitions	\$1,019,839.52
Requisition Allowance MGA 359(2)	\$15,830.55
Seniors Foundation	\$34,004.17
DI Properties	\$342.17

WHEREAS, the Council of the Town of Gibbons is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions; and

WHEREAS, the council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the *Municipal Government Act*, Chapter M-26, Revised Statutes of Alberta, 2000; and

WHEREAS, the assessed value of all property in the Town of Gibbons as shown on the assessment roll is:

	<u>Assessment</u>
Residential	\$352,902,750
Residential – Vacant	\$5,788,830
Farmland	\$296,810
Non-Residential	\$30,070,010
Non-residential Vacant	\$2,247,380
Machinery & Equipment (only)	\$703,880
DI Property	\$83,940
Linear	\$4,309,420
Legion (School purposes only)	\$64,610
	<u>\$396,467,630</u>

NOW THEREFORE under the authority of the *Municipal Government Act*, the Council of the Town of Gibbons, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Town of Gibbons:

	TAX LEVY	ASSESSMENT	TAX RATE
GENERAL MUNICIPAL			
Residential	\$2,860,763.80	352,902,750	8.10638
Residential - Vacant	\$75,673.49	5,788,830	13.0723
Non-residential/M&E	\$528,736.09	35,167,250	15.0349
Non-residential - vacant	\$41,492.03	2,247,380	18.4624
Farmland	\$4,988.67	296,810	16.8076
(Surplus levied \$47,686.68)			
TOTAL	\$3,511,654.08	396,460,630	
ALBERTA SCHOOL FOUNDATION FUND			
Residential	\$901,128.35	358,988.390	2.510188
Non-Residential	\$118,711.79	36,775,360	3.228025
TOTAL	\$1,019,840.14		
REQUISITION ALLOWANCE	\$15,830.27	395,763,750	.04
SENIORS FOUNDATION	\$34,003.64	396,467,630	.085768
DI PROPERTIES	\$341.71	5,090,240	.06713

2. That this bylaw shall take effect on the date of the third and final reading.

READ a first time on this _____ day of _____, 2024.

Chief Elected Official

Chief Administrative Officer

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Chief Elected Official

Chief Administrative Officer

READ a third and final time on this _____ day of _____, 2024.

Chief Elected Official

Chief Administrative Officer

4/29/2024		2024 Proposed Mill Rate							2024	2023	Impact	
Current		2023	2024		2024			FULL	Full	(23)294,229+8,374(24)		
Description	Assessment	MUNI Only Mill Rate	Revenue	School	Seniors	DI Prop	Allowance	Mill Rate	Mill Rate	Home		
Residential (incl Farm Bldg)	352,902,750	7.698365	5.3000% 8.10638 \$ 2,860,763.21	2.5101880	0.085768	0	0.04	10.742334	10.33942	Total Increase w/ Req		
Vacant Residential	5,788,830	12.414368	13.0723 \$ 75,673.49	2.5101880	0.085768	0	0.04	15.708286	15.05696	\$ 3,250.66	2024	
Farmland	296,810	15.961628	16.8076 \$ 4,988.66	2.5101880	0.085768	0	0.04	19.44355	18.60422	\$ 3,128.74	2023	
Commercial/Industrial	30,070,010	14.278175	15.0349 \$ 452,100.14	3.228025	0.085768	0	0.04	18.388711	18.068113	MUNI Only - Increase		
Vacant Comm/Ind	2,247,380	17.533116	18.4624 \$ 41,491.96	3.228025	0.085768	0	0.04	21.816164	21.32305	\$ 2,453.01	2024	
M & E inc: DIP	703,880	14.278175	15.0349 \$ 10,582.78	0	0.085768	0.0671	0	15.187816	14.43381	\$ 2,329.55	2023	
DI Properties - Tx	83,940	14.278175	15.0349 \$ 1,262.03	3.228025	0.085768	0.0671	0.04	18.455841	18.13461	\$ 123.47 5.30%		
Linear (DIP)	4,309,420	14.278175	15.0349 \$ 64,791.78	3.228025	0.085768	0.0671	0.04	18.455841	18.13461	Impact		
Legion (Comm)	64,610		\$ -	3.228025	0.085768	0	0.04	3.353793	3.789938	(23)579,700+77,404(24)		
2023 Assessment for 2024 Taxes	396,467,630		\$ 3,511,654.06	2023 Other Requisitions							Non-Residential	
				R 2.51345	0.089138		0.04			Total Increase w/ Req		
				C 3.6608	0.089138	0.0665	0.04			\$ 12,083.30	2024	
REVENUE REQUIRED			\$ 3,463,862.00							\$ 11,872.63	2023	
Deficit/Surplus			\$ 47,792.06							\$ 210.67 1.77%		
										MUNI Only - Increase		
										\$ 9,879.50	2024	
										\$ 9,382.25	2023	
										\$ 497.26 5.30%		

Residential (Improved)= 89.03% of Total Assessment

4/29/2024

5.3% increase in residential mill rate

2024 Taxable Real Growth = \$9,789,490 includes linear (Res +\$4,392,210) (Vacant Res -\$216,060) (Comm/Ind +\$5,457,190) (M&E \$0.00) (DIP -\$370) (Linear -\$59,470) (Legion +\$6,340)

Annual Inflation (Taxable) = Positive -1.22% (not including Linear) (Res +\$5,364,410) (N-Res -\$307,260) (ME -\$17,730)

TOTAL INCREASE - Taxable Assessment +\$14,941,000 (includes Linear +\$99,740)

5.3% increase in non-res mill rate

Overall Gibbons is seeing a 3.92% overall increase in assessment taking into consideration an increase in growth and a decrease in inflation

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Policing Costs = 5.36%

Homeland Housing - \$ 34,000.14 (-0.12%)

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(2.68% increase in requisition (\$26,672.28) more than 2023)

Prov DI Property - \$342.17 (increase of 2.73% over 2023)

(\$9.12 increase)

