

FEBRUARY 09, 2015 MINUTES

Present: Mayor Gary Burgess
Councillors: Cheryl Phillips
Gordon Nicholson
Carol Descoteaux
Lyle Sipe

CAO: Greg Gayton
Elise Mumert – Reporter for West County News
Chris Gardner and Adele Johnston – County of Grande Prairie Assessment
Department.

1. Mayor Burgess called the meeting to order at 5:15 p.m.
2. Minutes of the January 26, 2015 regular Council meeting
MOVED by Councillor Sipe that the minutes of the January 26, 2015 regular Council meeting be approved as presented. **CARRIED 02/15/17**
3. Business arising from the Minutes: No business arising from the Minutes.
4. Representation:
 - a) County Assessment Services – Commercial taxation (Chris Gardner)

Chris Gardner gave a presentation regarding the legislative back ground on privately owned businesses operating in community buildings. He commented that Section 362 of the Municipal Government Act was one area that dealt with it. There is a hand book supplied by Municipal Affairs for the taxation of non-profit buildings which they also refer to.

He noted that in Hythe there are two specific situations where advice was requested. One was the Community Centre and the other was the old fire hall.

Chris advised Council that when a building is operated by a Municipality or a non-profit society privately owned businesses can be leasing sections of the building. The provincial legislation establishes which sections are taxable and the individual who has the lease now becomes the assessed person. The assessor measures the square footage of the space which is assessed as taxable space.

The philosophy behind this approach is that individuals with private businesses should pay a similar amount of taxes as the people who are renting space in a privately owned property. The goal is that no one business should have an unfair advantage over another business.

He noted that as present the Community Centre has two private businesses leasing in the building. One is a small accounting firm and the other is a restaurant. Mr. Gardner commented that the Village still has the ability to rebate taxes for the municipal portion of the tax.

There was some discussion about the Godwind building. Parts of that building have previously been assessed as church property, however it no longer seems to be an active church. The building will now be 100% taxable.

Mr. Gardner also mentioned that the annual assessment for the Village is nearing

completion. Market values in the community have gone up about 4% in 2014.

Councillor Sipe discussed some assessment issues he had when he was building his property in Hythe in 2008. It was noted that the assessors do not physically inspect every property every year. There have been some changes in philosophy over the years especially with the shift to market values. They are presently on a cycle to do some inspections on a property every five years. If appears that there have been no changes on the property, they may not enter the property to do an inspection.

Council thanked Chris Gardner and Adele Johnston for coming to the meeting and providing them with the information.

Chris Gardner and Adele Johnston left the meeting at 5:58 p.m.

5. Meeting Attended:

Councillors reported on meetings attended.

Councillor Descoteaux had noted that Maureen Yuill and Carrie Hogg have been appointed to the library board.

Councillor Phillips reported on the Hythe Pioneer Home Board meeting. She noted that they are still hauling water into the Pioneer Home building. Points West has pulled out of the partnership for the P-4 building.

6. Correspondence:

7. Other Business & Information:

a) Date for Intermunicipal mtg. – no attachment

CAO requested some possible dates for the Intermunicipal mtg. Hythe is hosting the Spring meeting. Council suggested that we could look at Wednesday, April 8, 2015, Wednesday, April 22, 2015 or Wednesday, April 29, 2015. Those dates will be circulated to the other municipalities to see how those dates work for them.

b) Section 362 – Municipal Government Act

c) Section 17 (2) – Societies Act

d) Minimum Operators Guidelines

Items 7. b), c) & d) were received for information.

8. Other matters (members' business):

It was noted that substantial renovations are going on in the former Real Deal Restaurant. The restaurant owner should be requested to put a dumpster in front of the building, as there is a considerable amount of garbage being left there due to this renovation.

Council discussed some possible dates for interviewing the Public Works Supervisor candidates. The consensus was to have interviews on Wednesday, February 18, 2015, starting at 6:30 p.m. CAO will schedule 20 minutes for each interview.

There was an inquiry about the civic address letter, CAO advised that the letter should be sent out in February. He asked Council what a reasonable deadline was to require people to put their address numbers on their house. Council felt that the end of April 2015 was a reasonable deadline.

Elise Mumert left the meeting at 6:30 p.m.

Councillor Sipe asked about the snow pile across from the Fire Hall, he felt that it should be moved soon.

Councillor Descoteaux noted that the Community Centre Society will be holding a annual general meeting in April. There have been some residents interested in being on the Community Centre Board. It is possible that the rumored sale of the building will be cancelled.

MOVED by Councillor Phillips to go into Camera. **CARRIED 02/15/18**

Council went into camera at 7:10 p.m.

9. In Camera:

- a) Staging plan options – regional water system
- b) Public Works Supervisor Position – no attachment
- c) 2013 T4's

MOVED by Councillor Descoteaux to go back into open session. **CARRIED 02/15/19**

MOVED by Councillor Sipe to approve option one (Grande Prairie to Wembley) for the West Water Line proposal.

CARRIED 02/15/20

10. Adjournment

MOVED by Councilor Nicholson that the meeting be adjourned. **CARRIED 02/15/21**

Time of adjournment was 7:38 p.m.