



AGENDA
Bentley Town Council Regular Meeting
Tuesday May 23, 2023
6:45pm Regular Meeting

1. Call to Order

2. Indigenous Acknowledgement

“We acknowledge that we are meeting on Treaty 6 Territory and Home of Metis Nation Region 3, on land that is part of a historic agreement involving mutuality and respect. We recognize all the many First Nations, Metis, Inuit, and non-First Nations whose footsteps have marked these lands.”

3. Amendments & Acceptance of Agenda

4. Adoption of Previous Minutes:

- a) Regular Meeting of Council May 9, 2023**

5. Financial:

- a) Prepaid Cheque Listing – Cheques No. 20230335 to 20230384**

6. New Business

- a) 1st Quarter Financial Update – Budget Presentation
(Actuals to April 30, 2023)**
- b) Bylaw 241/2023 – 2023 Mil Rate Bylaw – A Bylaw to establish the tax rates for the 2023 calendar year.**
- c) Bylaw 242/2023 – 2023 Supplementary Assessment and Taxation of Manufactured Homes for the 2023 calendar year.**

7. Unfinished Business

- a) Bentley Southeast Area Structure Plan Update**
 - Public Engagement scheduled for June 29, 2023 (2nd Draft – ASP Review)**
- b) Subdivision Renaming – Results of Survey**
- c) Bentley Minor Soccer Letter as per Mayor Rathjen’s Request**

8. Correspondence

- a) **Lacombe County Council Highlights May 11, 2023**
- b) **Bentley Public Library (Return on Investment 2022) – Councillor Hansen to present.**
- c) **Canada Post Update – Bentley Postal Outlet**

9. Other Business

- a) **In-Camera regarding confidential preliminary draft park designs, which will be shared at public engagement once finalized in early June for Oxford Park.** In accordance with the freedom of information and privacy act, Division 2 – Exceptions to Disclosure, Advice from officials 24(1) “The head of a public body may refuse to disclose information to an applicant if the disclosure could reasonably be expected to reveal:
 - (a) advice, proposals, recommendations or analyses or policy options developed by or for a public body or a member of executive council; and
 - (g) information including the proposed plans, policies, or projects of a public body, the disclosure of which could reasonably be expected to result in disclosure of a pending policy or budgetary decision”

10. Adjournment



Minutes of the Regular of the Council of the Town of Bentley

May 9, 2023

Date and Place Minutes of the Regular Meeting of the Council of the Town of Bentley held Tuesday, May 9, 2023, at 6:45 p.m., in the Bentley Municipal Office

In Attendance Mayor Greg Rathjen
Deputy Mayor Hansen
Councillor Grimsdale
Councillor Valiquette
Councillor Eastman
CAO, Marc Fortais

Call to Order Mayor Rathjen called the regular meeting to order at 6:45pm

Indigenous Acknowledgement “We acknowledge that we are meeting on Treaty 6 Territory and Home of Metis Nation Region 3, on land that is part of a historic agreement involving mutuality and respect. We recognize all the many First Nations, Metis, Inuit, and non-First Nations whose footsteps have marked these lands.”

Read by Mayor Rathjen

Agenda

Motion 129/2023 Moved by Councillor Eastman, “THAT the agenda of the May 9, 2023, regular meeting of mayor and council be accepted.”

Carried

Previous Minutes

Motion 130/2023 Moved by Councillor Valiquette, “THAT the minutes of the April 25, 2023, Regular Meeting of Council be accepted.”

Carried

Financial

a) Prepaid Cheque Listing – Cheques No. 20230297 to 20230334

Motion 131/2023 Moved by Deputy Mayor Hansen, “THAT Cheques No. 20230297 to 20230334 be received for information.”

Carried

New Business

None

Unfinished Business

a) Website Project and Branding Update

Motion 132/2023 Moved by Councillor Grimsdale, “THAT Mayor and Council accept the Website and Branding Update Report as information.”

Carried

b) Playing Field Report – Based on request from Minor Soccer on April 11, 2023, and subsequent motion 105/2023 by Mayor and Council.

The playing field report was presented by CAO Marc Fortais and provided an analysis of space and options for consideration of Mayor and Council regarding suitable space for the construction of a future field. It also outlined the process that should be followed to include public consultation, amendments to Area Structure Plans and potential creation of a formalized recreation masterplan that takes into consideration all user groups in the community. Attending the meeting was also representation from Minor Soccer, (Heather Dion and Juanita Bender) mayor and council asked clarification from the member of minor soccer regarding the ability of minor soccer to clarify further details regarding the request. They indicated they would take the request back to their board and provide a formal response to the request for clarification.

Motion 133/2023 Moved by Councillor Grimsdale, “THAT Mayor and Council accept the playing field report as information; AND

THAT CAO Marc Fortais be directed to continue to work with Bentley Minor Soccer to continue the conversation regarding the development of a future soccer field.”

Carried

c) Elks Park – Oxford School Update

Motion 134/2023 Moved by Deputy Mayor Hansen, “THAT Mayor and Council accept the Oxford School Historical Tribute and Elks Park update as information.”

Carried

Correspondence

a) Lacombe County Council Highlights April 13, 2023

b) Lacombe County Council Highlights April 27, 2023

Motion 135/2023 Moved by Councillor Grimsdale, “THAT correspondence item a to b be accepted as information.”

Carried

Other Business

a) AHS update (Doctor at Care Centre) – Councillor Eastman & Mayor Rathjen (verbal update)

Mayor Rathjen, Councillor Eastman, and CAO provided an update regarding a virtual meeting that was held with Dr. Mulholland from AHS. The Town of Bentley will continue to work with AHS to explore options to restore part time Dr. Services for the public at the Care Centre.

No Motion was made.

Council Reports

- a) Mayor Rathjen**
- b) Deputy Mayor Grimsdale**
- c) Councillor Eastman**
- d) Councillor Valiquette**
- e) Councillor Hansen**

Motion 136/2023 Moved by Councillor Valiquette that the April Council Reports be accepted as information.”

Carried

Adjournment

The meeting was adjourned by Mayor Rathjen at 7:59 pm

Mayor Greg Rathjen

CAO Marc Fortais



TOWN OF BENTLEY

Cheque Listing For Council

Cheque #	Cheque Date	Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20230335	2023-05-05	MARLYS GARRIES		PAYMENT		220.93
			132	CREDIT REIMBURSEMENT FOR I	220.93	
20230336	2023-05-15	RATHJEN, ARTHUR M				
20230337	2023-05-15	VALIQUETTE, BRENDA C				
20230338	2023-05-15	HANSEN, PAMELA				
20230339	2023-05-15	GRIMSDALE, DALE A				
20230340	2023-05-15	EASTMAN, LENORE M				
20230341	2023-05-11	327241 ALBERTA LTD.		PAYMENT		892.50
			1170	ANIMAL CONTROL SERVICES FC	892.50	
20230342	2023-05-11	ACCESS GAS SERVICES		PAYMENT		2,549.31
			202304-AB1878	ACCESS GAS FOR APRIL 2023	2,549.31	
20230343	2023-05-11	BENTLEY ESSO		PAYMENT		957.73
			30042023	VEHICLE/EQUIPMENT GAS/DIES	957.73	
20230344	2023-05-11	CAMPUS ENERGY PARTNERS LP		PAYMENT		9.16
			1000894-202304	UTILITY ADJUSTMENTS	8.58	
			1000895-202304	STREET LIGHTING	0.58	
20230345	2023-05-11	CARSON, BARB		PAYMENT		409.30
			01052023	DIRECTORS NETWORK HOTEL M	409.30	
20230346	2023-05-11	CLEARTECH INDUSTRIES INC.		PAYMENT		78.58
			CM336471	CREDIT MEMO CONTAINER DEP	(420.00)	
			CM336472	CREDIT MEMO CONTAINER DEP	(420.00)	
			CM336473	CREDIT MEMO CONTAINER DEP	(252.00)	
			INV1063916	CHEMICALS & CONTAINER DEPC	1,170.58	
20230347	2023-05-11	EMPRINGHAM DISPOSAL CORP.		PAYMENT		1,937.25
			46985	RECYCLING FOR APRIL 2023	1,937.25	
20230348	2023-05-11	G.L.D.C. GAS CO-OP LTD.		PAYMENT		279.71
			656715	BENTLEY FIRE DEPARTMENT N/	279.71	
20230349	2023-05-11	HHID		PAYMENT		787.50
			01052023	DEM MONTHLY CONTRACT PAYM	787.50	
20230350	2023-05-11	HI-WAY 9 EXPRESS LTD.		PAYMENT		514.96
			66058330	COURIER FOR CLEARTECH	514.96	
20230351	2023-05-11	JENSEN,, DARREN		PAYMENT		145.93
			07052023	REIMBURSEMENT WORK PANTS	145.93	
20230352	2023-05-11	KIKSTRA; ROB		PAYMENT		150.00
			01052023	REIMBURSEMENT WORK BOOT	150.00	
20230353	2023-05-11	LOOV, CHRISTOPHER		PAYMENT		372.12
			05052023	REIMBURSEMENT WORK CLOTH	372.12	
20230354	2023-05-11	TELUS COMMUNICATIONS INC.		PAYMENT		867.79
			04052023	TELUS BILL FOR MAY 2023	761.99	
			040523	INTERAC LINE	37.55	
			MAY42023	ARENA WIFI	68.25	
20230355	2023-05-15	CARSON, BARBARA J				
20230356	2023-05-15	JENSEN, DARREN J				
20230357	2023-05-15	MEREDITH, SANDRA L				
20230358	2023-05-15	GIBSON, COLE C				
20230359	2023-05-15	DENNEHY, NATHAN				
20230360	2023-05-15	GREAVES, LORYANNE				
20230361	2023-05-15	FORTAIS, MARC C				



TOWN OF BENTLEY

Cheque Listing For Council

2023-May-19
8:03:00AM

Cheque #	Cheque Date	Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20230362	2023-05-15	KIKSTRA, ROBERT B				
20230363	2023-05-15	LOOV, CHRISTOPHER D				
20230376	2023-05-18	KEY AGVENTURES INC.		PAYMENT		401.02
			IR74591	ZEROTURN MOWER REBUILD P/	(175.79)	
			IR74903	ZERO TURN MOWER REBUILD	92.76	
			IR75416	PARKS & REC MOWER PARTS &	470.87	
			IR75591	PARKS & REC MOWER PART	13.18	
20230377	2023-05-18	ADT SECURITY SERVICES CANADA INC.		PAYMENT		42.00
			32229994	PUMPHOUSE SECURITY MONIT	42.00	
20230378	2023-05-18	BENTLEY I.D.A. PHARMACY		PAYMENT		3.14
			30042023	BATTERY FOR TRUCK FOB #160	3.14	
20230379	2023-05-18	BLACK PRESS GROUP LTD.		PAYMENT		455.04
			34414716	RIMBEY REVIEW SUMMER STAF	455.04	
20230380	2023-05-18	BUNZL CLEANING & HYGIENE		PAYMENT		463.70
			135917	CAMPGROUND SUPPLIES (JANI	463.70	
20230381	2023-05-18	GREGG DISTRIBUTORS LP		PAYMENT		591.34
			059-542854	DARREN PPE	119.67	
			059-544919	PW SHOP SUPPLIES	359.40	
			059-545750	PARKS & REC SAFETY VEST ANI	112.27	
20230382	2023-05-18	SERVUS CREDIT UNION		PAYMENT		1,534.79
			30042023	SERVUS MASTERCARD BILL FOI	1,534.79	
20230383	2023-05-18	TELUS MOBILITY INC.		PAYMENT		126.24
			MAY092023	PW CELL PHONES & FIRE DEPT	126.24	
20230384	2023-05-18	WOLF CREEK BUILDING SUPPLIES		PAYMENT		675.54
			532820	PICNIC TABLES CAMPGROUND	675.54	

Total 35,272.99

*** End of Report ***



2023 1st Quarter Financial Report

Projections based on Actuals to April 30, 2023

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- Revenue Increases/Decreases 2023 Q1 Projection
- Expense Increases/Decreases 2023 Q1 Projection
- Capital Plan Update

REVIEW

Strategic Plan and Advocacy





Background

Bentley Community Strategic Plan

Vision:

“As we look to the future, we see the Town of Bentley as a community that offers residents a high quality of life that grows in a sustainable manner that is safe, clean, attractive, friendly and family oriented. The community benefits from its strategic location building on its strengths of being proactive in planning for economic growth in an environmentally responsible manner. Bentley celebrates community spirit where citizens are actively involved in shaping and guiding the future of the community.”

Mission:

“The Town of Bentley is committed to delivering excellence every day through the provision of cost-effective services that enhance the quality of life for all citizens within the community. We are committed to open communication and dialogue with all residents that we serve to ensure that we understand and deliver optimal services.”



Background Bentley Community Strategic Plan

Goals of the Strategic Plan

- **Effective Communication and Engagement**
- **Financial Stability**
- **Economic Growth**
- **Enriched and United Community**
- **Organizational Success**



Advocacy Review and 2023

Background

Bentley Community Strategic Plan

2023 Advocacy:

- **Financial Support Federal Government**
 - Arena Slab Replacement & Ice Plant Replacement
 - Letters were provided by Blaine Calkins and Jason Nixon
 - Application is still active and waiting for response from Canada Green and Inclusive Buildings
 - Council should continue to follow up with MP & MLA Offices
 - Will know by Q1 if successful for the Grant for Canada Green and Inclusive Buildings
 - **Mayor Rathjen continues to lobby Blaine Calkins to follow up on grant status**

- **Sustainable long-term funding – Canada Community Building Fund (formerly Gas Tax) & Local Government Fiscal Framework (formerly MSI)**
 - CCBF has already begun but LGFF begins in 2024
 - Allocation formulas are important and the LGFF Fund beginning in 2024 is 30% lower than the previous 12-year average of MSI
 - Council should continue to discuss long term capital funding needs of Bentley and provide support to Alberta Municipalities
 - Asset Management will be the tool to showcase Bentley’s long-term infrastructure needs
 - Asset Management is a key component of AB municipalities proposed funding formula

Background


Bentley Community Strategic Plan

2023 Advocacy:

- **Rural Crime and RCMP vs Provincial Policing**
 - Continued push by Provincial Government to explore replacing RCMP with Alberta Police Force
 - **Council Member or several Council Members should be tasked to research and follow this initiative and report back to council**

- **Funding for Provincial Health Care**
 - Dr attraction and retention – Bentley Care Centre
 - Nurse Practitioners is this an option for Bentley?
 - The conversations with Blaine and Jason discussed the funding models for NP's
 - Continued lobbying to re-establish a Doctors Office in Bentley
 - **Initial meeting held with Dr. Mulholland to discuss options regarding Dr recruitment**

- **Bentley Southeast Area Structure Plan**
 - If successful with negotiations with County and through IDP/ICF Committee
 - If supported through engagements
 - Annexation will need to be approved by Provincial Authority
 - **Council will need to lobby the Provincial representatives to support the Area Structure Plan**
 - **2nd round of community engagement by end of June**



Where do your budget dollars go?

Where do your budget dollars go?

Administration <ul style="list-style-type: none">• General Administration• Legislative Services• Finance• Economic Development• Computer and Information Systems• Donations and Grant Management	Facilities Management and Maintenance <ul style="list-style-type: none">• Arena• Curling Rink• Library• Oxford School• Bentley Museum (Grant)
Public Works <ul style="list-style-type: none">• Roads & Streets• Water Supply & Distribution• Sewage Collection & Treatment• Garbage Collection & Disposal• Project Management & Oversight• Parks, Playground and Campground	Protective Services <ul style="list-style-type: none">• Fire Fighting• Bylaw Enforcement• Emergency Management
Community Services & FCSS	Planning and Development

Statistics

- 1 water treatment plant
- 1 bulk fill water station
- 1 clear well reservoir
- 3 portable water reservoirs
- 8.17 km of water main
- 3.2 km of storm sewer
- 8.26 km of sanitary sewer
- 75 water main valves
- 10 wastewater valves
- 109 wastewater manholes
- 20 catch basin manholes
- 63 catch basins
- 2 retention ponds
- 44 hydrants and 1 flush point
- 1 septic receiving station (campground)
- 8 lagoons for wastewater treatment
 - 4 anaerobic cells
 - 2 facultative cells
 - 2 storage cells
- 1.67 km of chain link fence
- .34 km of chain and post
- 2.28 km of barbed wire
- 12 hanging baskets
- 26 planters
- 1025 sq. ft. of flower beds
- 445 water meters billed
- 13 sewer and garbage only
- 8 commercial garbage bins
- 648 property tax rolls
- 1078 residents per census
- 664 bookings arena per yr.
- 437 hr. Lacombe enfcmt
- Maintenance and support of vertical assets
 - Old Firehall for Parks and Rec
 - Oxford School
 - Bentley Arena
 - Curling Rink
 - Bentley Library
 - Community Hall
 - Public Works Buildings (2)
 - Pump houses (2)
 - Ski Hill
 - Bentley Fire Hall
 - Town Hall
- 11 light duty vehicles/equip
- 5 heavy duty vehicles
- 4 bins/seacan for recycling
- 4 playgrounds
- 31 outdoor garbage receptacles
- 4 parking lots
- 3km of bike path



2023 Q1 Update - Goals and Accomplishments

2023 Goals and Actions

1. Effective Communication and Engagement

- ▶ A well connected, knowledgeable and engaged citizenry.
- ▶ Bentley is a well-known regional centre and destination that people seek out.
- ▶ All citizens, regardless of age and ability, are engaged in a wide variety of year-round events and activities.

- *Action* *Launch new website in Q1 (**Completed beginning of May**) – utilize as a tool to communicate information and promote the community and draw attention to Bentley (staff receiving ongoing training)*
- *Action* *Engage the community on the park design of the Municipal Park – through the creation of concept plans that incorporate feedback received to date and continue to refine the plan and pays tribute to the Oxford School Building (**Completed by Q2 2023**) – **On schedule public engagement beginning of June will be 2 concept plans for review***
- *Action* *Outdoor rink will continue to be built and enjoyed (**Was built and available in Q1 – Completed**)*
- *Action* ***Additional action added by Council** to add an additional small outdoor skating surface at the former Oxford School site to support skating for families and young children (**Was built and available in Q1 – Completed**)*
- *Action* ***Additional action added by Council** added additional action to work with Bentley Minor Soccer to explore space for fields to support soccer expansion (**Ongoing**)*

2023 Goals and Actions

2. Financial Stability

- ▶ A wide variety of partnerships have been created across Bentley to deliver a host of programs and services.
- ▶ The tax base is broadened and well diversified to support new developments and endeavors.

- *Action* *Responsible governance through open and transparent financial reporting, capital project implementation and budgetary information sharing. This will continue to include quarterly financial projection and variance reports that will be posted publically as part of the council agenda package. Also, capital projects will be implemented in a fiscally responsible manner on time and on budget with the utilization of grant funding where possible. (Ongoing)*
- *Action* *Long term financial planning through the continued evaluation of Asset Management Program to continue in 2023 will apply for any grants available to help fund **Phase 2 (2024) – Sewer, Stormwater, and Roads), Phase 3 – Vertical Assets (2025)***
- *Action* *Grant applied for through Canada Green and Inclusive Building Fund (\$2,413,000 and Support from Lacombe County in the amount of (\$360,000) to fund \$3,167,000. Remainder of funding to come from MSI/Canada Community Building Fund and Reserves to fund Arena Slab and Ice Plant replacement in 2023. (Behind schedule as not notified of success of grant yet – Council to continue to lobby MP)*

2023 Goals and Actions

2. Financial Stability

- ▶ A wide variety of partnerships have been created across Bentley to deliver a host of programs and services.
- ▶ The tax base is broadened and well diversified to support new developments and endeavors.

- *Action* *New Draft of Sewer Bylaw (Anticipate completion Q3 – On Schedule under review)*
- *Action* *Review of Garbage & Recycling Services (Anticipate completion Q4)*
- *Action* *Land Use Bylaw Review, Update and Consolidation (Anticipate completion Q4 – review in process initial draft completed and under review by administration)*
- *Action* *Capital project – design for Dick Damron (50th Street) Drive – underway (Public Engagement sometime in June) (Anticipate completion by Q3)*
- *Action* *Additional Capital project added by administration – concrete program phase III – complete majority of sidewalk work in the Town (Anticipate completion by Q3)*
- *Action* *Additional project added by administration – hydrant replacement (replace 3 hydrants damaged by extreme weather during grain elevator fire) (Anticipate completion by Q3)*
- *Action* **Additional Councillor Request approved by council** to apply for Fortis Tree Grant – New project for Southwest Gateway Tree Planting along 52nd Street, included fundraising, design of planting. **(Anticipate completion by Q2)**

2023 Goals and Actions

3. Economic Growth

- ▶ Bentley has a wide variety of seasonal and permanent businesses.
- ▶ Year-round tourism supports Bentley businesses and provides a range of employment opportunities.
- ▶ Regional collaboration supports the success of Bentley businesses and growth.
- ▶ Collaboration with Regional Neighbors to actively Promote Bentley

- *Action* *Continue to work with Lacombe County and the established Intermunicipal Collaboration Committee with members of council to develop the Bentley Southeast Areas Structure Plan to explore the development potential of commercial and industrial lands as identified in the Intermunicipal Collaboration Framework and Intermunicipal Development Plan. (Anticipate completion in Q4) – On schedule – ASP revised based on first round of engagement – anticipate 2nd round of public engagement end of June 2023, 1st read potentially September*
- *Action* *Work with Medicine Lodge Ski Club, Central Alberta Economic Partnership, Lacombe Tourism to develop a Master Plan and Asset Utilization Study for the Medicine Lodge Ski Hill that looks at diversification of recreation opportunities and supports the Medicine Lodge Ski Club to refine the long-term vision for the hill. (Behind – complete Q2) Tourism Relief Fund Grant) – Draft report received in Q1 and completed making changes, anticipate an additional public engagement to share finding in June once report is edited and finalized)*
- *Action* *2023 Digital service squad supported and operated by Community Futures Red Deer continues to support local Bentley Businesses (Through Q1 & Q2) - Ongoing*
- *Action* *Promote the community through the new brand and develop further marketing collateral such as banners for main street, new templates to enhance the brand, such as annual report, revised tax notices, investment guide (Anticipate completion Q3) – Ongoing – draft tax infographic completed, working on banners for campground*

2023 Goals and Actions

4. Enriched and United Community

- ▶ A safe, sustainable and holistic community where people can live, work and recreate.
- ▶ All housing needs are met to support people of every age, ability and family size.
- ▶ An active, engaged and sustainable community

- *Action* *Explore opportunities for housing partnerships for the development of diversified housing options.*
 - *meet with Lacombe Foundation, Bethany Group/Habitat for Humanity to seek development opportunity*
 - *meet with realtor to discuss marketing strategy for subdivision lot sales (Q1 – meetings held, ongoing)*
- *Action* *Council to call on the community of Bentley to form a committee that will initiate and host a Canada Day Event, the committee should be encouraged to actively create a Canada Day Event, initiate the necessary fundraising and support a volunteer base to host a Canada Day Event with some support from the Town (Q1 completed – cancelled due to lack of volunteers)*
- *Action* *Continue to nurture the Town's relationship with the RCMP and Lacombe Enforcement and ensure an enhanced presence in the community. Mayor and Council to better understand the impacts of the Provincial initiative of a Provincial Police Force (Ongoing)*
- *Action* *Planning initiatives to be undertaken include Land Use Bylaw Consolidation (In process), MDP and IDP will be pushed out to 2024 as no time, JUPA Agreement with School – will finalize by Q3 (Q4 and carry over into 2024)*

2023 Goals and Actions

5. Organizational Successes

- ▶ An efficient, knowledgeable, healthy and caring community.
 - ▶ A transparent and accessible municipal Council and Administration.
 - ▶ Organized and engaged network of community partnerships and organizations.
-
- *Action* *Continue to lobby regarding re-establishing and recruiting a Doctor to operate out of the Care Centre (Follow up in Q1 with MLA and AHS) – Virtual meeting Dr Mulholland in May*

 - *Action* *Conferencing Software/Hardware installed in council chambers to enhance online meeting capability of Mayor and Council (To be completed by Q2) (In process)*

 - *Action* *Build community capacity through the encouragement of volunteerism – host good neighbor day to promote community groups in September with a community BBQ or Pancake supper (Event in Q3)*

 - *Action* *Community Events Strategy – This is a carry over from 2022 (Q3 – 2023)*



2023 Budget – CAO Summary of Key Items

2023 BUDGET CAO SUMMARY

► Revenue

- **No tax increases (other than any requisitions or invoices from the Province – (IE Policing))**
 - Absorbing CPI index increases from prior year of 6.5% on all goods in Alberta
 - Absorbing additional costs associated to the replacement of 3 hydrants (approximately \$47,000 within budget by cost cutting and savings)
 - Continue to seek grants where possible including major grant to Canada Green and Inclusive Buildings Fund for Arena Slab and Ice Plant Replacement 3.2 million project with majority funded by grant if successful
 - Tourism Relief Fund Grant application in collaboration with CAEP was successful to receive \$50,000 for masterplan for the Medicine Lodge Ski Hill, an additional \$25,000 provided by Lacombe County
- **Garbage rates continue to be frozen at 2020 rates** (however 2023 will include a full review of garbage and recycling and services)
- **Utility & Sewer Rates estimated at 2020 rates and continue to be frozen**
- **New Beginnings Subdivision reconfiguration and lot consolidation completed**, and lots are for sale as Single Family Dwelling Lots
- **ACP grant Bentley Southeast Area Structure Plan** to encourage future commercial and industrial growth

2023 BUDGET CAO SUMMARY

➤ Expenditure

- **Continued paydown of debenture** from new beginnings acquisition and servicing (completely paid in 2024)
- **Wages increase of 6.5% CPI Index increase** (average for 2022) has been absorbed into budget with no tax increase
- **Inflationary increases for goods, supplies, professional services absorbed in budget**
- **Zero claims for insurance have helped to reduce premiums**
- **Additional grant funding available to support local community groups** through annual grant program
- **Continue to enhance marketing of Bentley through brand**
- **Develop concept plan for Oxford School Site** (further engagement with public)
- **Major arena capital project to replace slab and ice plant** if successful for grant
- **Capital projects for concrete replacement (sidewalks)** finalized in 2023



2023 Budget- Q1 Update

Revenue by Category and Function

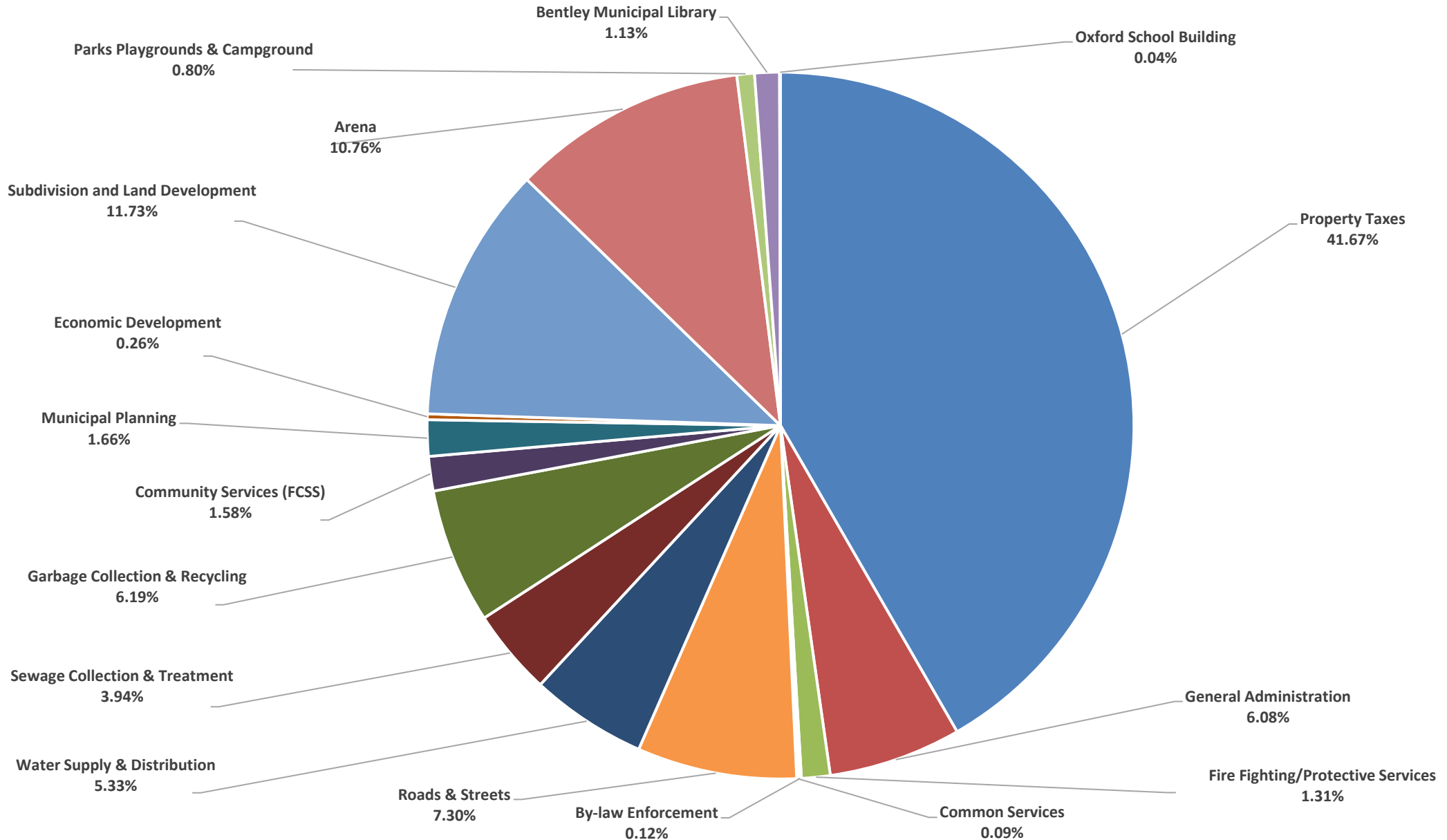
Revenue Collected by Category

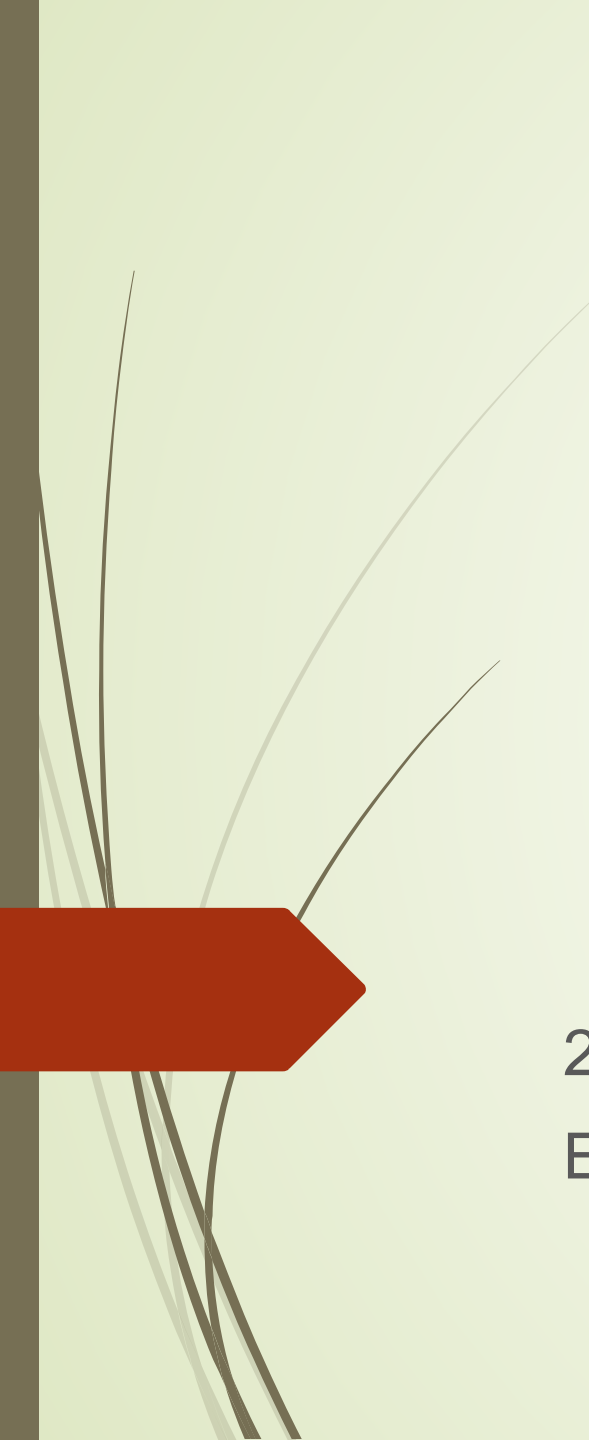
Revenue Category	Amount	Percentage
Property Taxes	\$1,482,572.00	41.67%
Penalties and Fines	\$50,500.00	1.42%
Licenses and Permits	\$9,550.00	.27%
Sale of Goods and Services	\$771,715.00	21.69%
Rentals	\$180,200.00	5.07%
Franchise Fees	\$130,000.00	3.66%
Provincial and Federal Grants	\$594,954.00	16.72%
Other Government Transfers	\$142,326.00	4.00%
Other Transfers	\$79,054.00	2.22%
Other Revenue	\$116,819.00	3.28%
TOTALS	\$3,557,690.00	100%

- Education Tax \$285,973.00
- Seniors Requisitions \$ 7,905.00
- Policing Invoice \$ 58,075.00
- Designated Ind Prop \$ 111.00

Are paid from the property tax
Collected. Net Municipal
Revenue \$3,205,626.00

Revenue Collected by Municipal Function





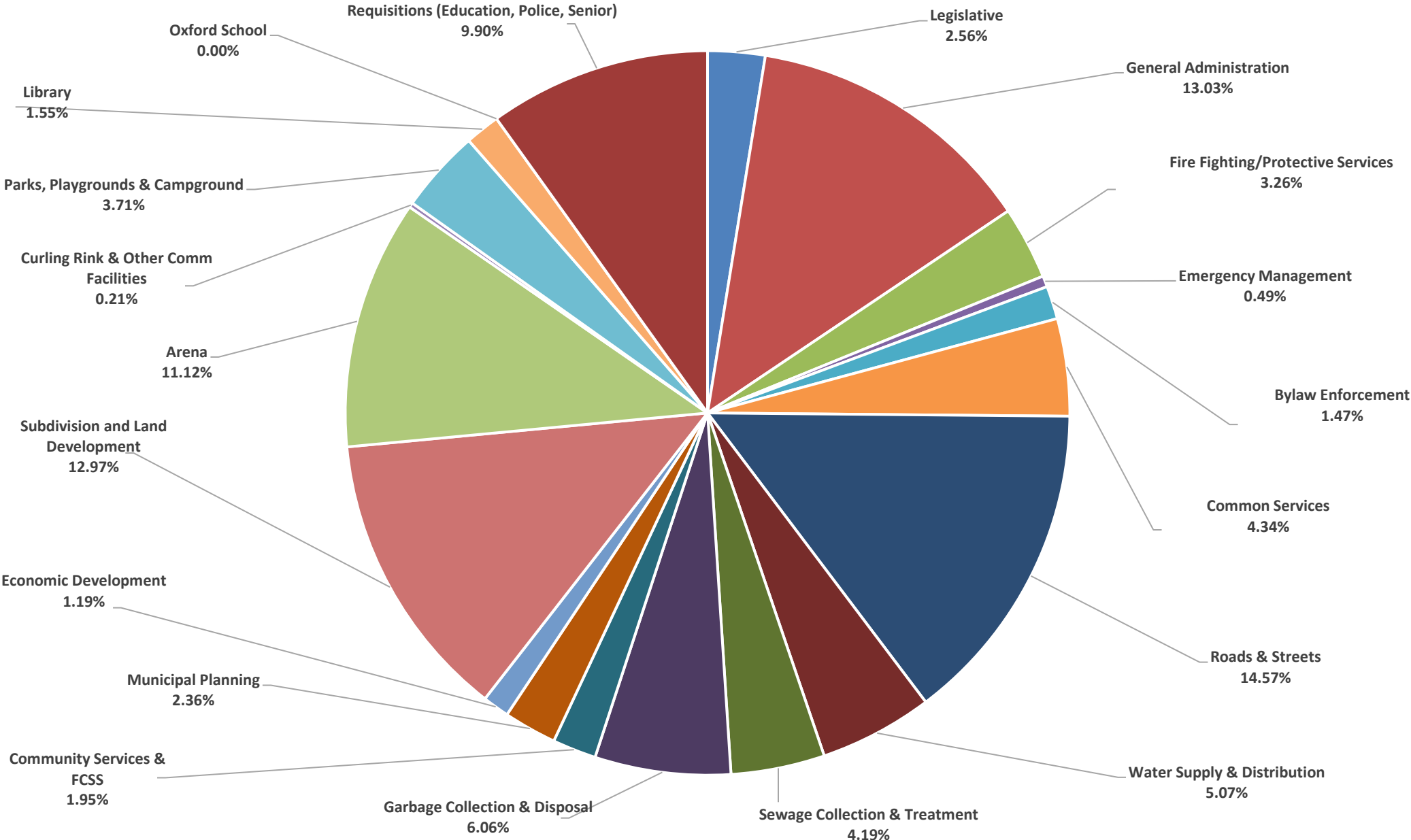
2023 Budget – Q1 Update

Expense By Category and Function

Expenses Paid by Category

Revenue Category	Amount	Percentage
Wages/Benefits & Remuneration	\$844,198.00	23.74%
Memberships/Partnerships/Training/ Conferences and Licenses	\$67,608.00	1.90%
Mileage and Sustenance	\$12,100.00	.34%
Postage/Freight, phone & internet	\$29,103.00	.82%
Purchased Services	\$912,857.00	25.67%
Utilities	\$197,900.00	5.57%
Insurance	\$84,998.00	2.39%
Materials/Goods & Supplies	\$133,060.00	3.74%
Bank Charges and Loan Payments	\$276,920.00	7.79%
Grants & Donations	\$65,791.00	1.85%
Other Transfers	\$55,000.00	1.55%
Other	\$19,100.00	.54%
Capital	\$505,022.00	14.20%
Requisitions (Ed., Seniors, Police)	\$352,064.00	9.90%
TOTALS	\$3,555,721.00	100%

Expense Collected by Municipal Function





2023 Revenue Increases and Decreases

2023 Budget to Q1 Projection (includes Actuals to April 30)

SUMMARY OF 2023 BUDGET REVENUE INCREASES/DECREASES

Summary of major changes Q1 Projections

	<u>2023 Budget</u>	<u>2023 Q1 Projection</u>	<u>2023 Q2 Projection</u>	<u>2023 Q3 Projection</u>	<u>Net Change Budget to Q1</u>
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Expenditure	<u>\$6,183,180.00</u>	<u>\$3,555,721.00</u>			<u>\$2,627,459.00</u> Expense Decrease
Net (Surplus)/Deficit	\$ (717.00)	\$ (1.969.00)			\$ (1,252.00) increase in surplus

Revenue Increases and Decreases from 2023 Budget to Q1 Projected 2023 Budget

- **Property Taxes - \$12,006.57 Decrease in Revenue** – Decrease in School Foundation Requisition (13,356.61) based on calculated requisition after assessment finalization, This is offset by increase of Senior Foundation Requisition of \$1,346.94 and an increase in Designated Industrial Property of \$3.10.
- **Penalties and Fines - \$26,000 Increased revenue** – increase of \$24,500 in penalties associated with tax sale accounts and amounts recoverable via the tax accounts that are delinquent, increase of \$1,500 in bylaw fines associated to animal control in Q1 based on actuals and projection to year end , anticipate higher penalty revenue than budgeted as well as small increase in fine revenue from bylaw enforcement
- **Licenses and Permits –No Change**
- **Sale of Good and Services - \$116,185 decreased revenue due to**
 - Decrease of \$1,685 in common services - auction proceeds received for sale of sweeper and Dakota (less received than anticipated)
 - Decrease of \$3,500 in water supply and distribution budget, due to projecting down water meter revenue by \$5,000 based on 1st quarter trend, this is offset by \$1,500 increase in bulk water sales
 - Decrease of \$1,500 in Community Services budget due to projecting down newsletter advertising and donations
 - Decrease of \$110,000 for lot sales new beginnings to be more conservative in estimated revenue to year end
 - Increase of \$500 in Parks and Playground revenue based on anticipated small increase in campground bookings

SUMMARY OF 2023 BUDGET REVENUE INCREASES/DECREASES

Summary of major changes Q1 Projections

	<u>2023 Budget</u>	<u>2023 Q1 Projection</u>	<u>2023 Q2 Projection</u>	<u>2023 Q3 Projection</u>	<u>Net Change Budget to Q1</u>
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Revenue Increases and Decreases from 2023 Budget to Q1 Projected 2023 Budget

➤ **Rentals – No Change**

➤ **Franchise Fees – No Change**

➤ **Provincial & Federal Grants – \$2,200,524 Decreased in Revenue due to:**

- Increase of \$259,803 MSI and Canada Community Building Fund (formerly Gas Tax) to be used to deliver phase III of the Bentley Concrete Program (this should complete most of the sidewalk work in the town)
- Increase of \$50,000 to show the successful application of the Tourism Relief Fund Grant in collaboration with CAEP, will invoice CAEP for the contribution to fund the Medicine Lodge Ski Hill Masterplan – draft is completed and under review.
- Decrease of \$2,510,327 in Canada Green and Inclusive Buildings Program Funding – left \$150,000 in budget – we have not been notified if we are successful yet, due to timing now will only be able to complete design work if successful.

➤ **Other Government Transfers - \$360,864 Decreased Revenue due to:**

- Increase of \$5,000 In Fire and Protective Services Budget due to an anticipated higher cost share recovery from the County for 2023 based on trend to date
- Decrease of \$5,000 in administrative budget due to incorrect categorization as other government transfers in budget line item, has now been included in Other Revenue Category for 1st quarter projection.
- Decrease of \$864 in Community Services FCSS based on lower transfer from Lacombe County than anticipated through budget
- Decrease of \$360,000 in Arena Budget based on Lacombe County support for the Arena Slab construction – not needed in 2023 due to no notification of success of grant by end of Q1 – will utilize in 2024 if successful

SUMMARY OF 2023 BUDGET REVENUE INCREASES/DECREASES

Summary of major changes Q1 Projections

	<u>2023 Budget</u>	<u>2023 Q1 Projection</u>	<u>2023 Q2 Projection</u>	<u>2023 Q3 Projection</u>	<u>Net Change Budget to Q1</u>
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Net (Surplus)/Deficit	\$ (717.00)	\$ (1,969.00)			\$ (1,252.00) increase in surplus

Revenue Increases and Decreases from 2023 Budget to Q1 Projected 2023 Budget

► **Other Revenue - \$28,299 Increased revenue**

- Increase of \$1,000 in general administration budget due to \$5,000 transfer of other revenue into this category as opposed to other government transfers where it was shown during 2023 budget approval, offset by a decrease of \$4,000 in Canada Day Revenue due to event cancelled and only fireworks moving forward.
- Increase of \$21,594 in Fire Fighting and Protective Services Revenue due to \$21,344 in cost recovery from Grain Elevator Fire and \$250 Insurance refund after submitting revised roster.
- Increase of \$4,600 in Parks and Playground Budget related to Fortis Tree Grant and Donations for Southwest Gateway improvements (Tree Planting along 52nd Street corridor)
- Increase of \$1,505 related to insurance refund Oxford School (insurance paid for in November of prior year while demolition was not yet complete – refund issued for premiums paid for from November 2022 to November 2023)

► **Other Transfers - \$9073 Increased revenue**

- Increase of \$82,419 in Subdivision budget due to consolidation work not complete in 2022 was transferred to deferred revenue, transfer back into 2023 to pay for work completed with subdivision in January 2023
- Increase of \$9,400 in Economic Development budget due to website work not completed in 2022 and carried into 2023, transfer amount from reserve to fund in 2023. Project completed on budget
- Decrease of \$82,746 in Arena budget due to reserve transfer not required to fund arena slab and ice plant replacement, due to no notification of success of the grant applied for to the Canada Green and Inclusive Buildings Program.



2023 Expense Increases and Decreases

2023 Budget to Q1 Projection (Includes Actuals to April 30)

SUMMARY OF 2023 BUDGET REVENUE INCREASES

Summary of major changes Q1 Projections

	<u>2023 Budget</u>	<u>2023 Q1 Projection</u>	<u>2023 Q2 Projection</u>	<u>2023 Q3 Projection</u>	<u>Net Change Budget to Q1</u>
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Expenditure Increases & Decreases from 2023 Budget to Q1 Projected 2023 Budget

► Requisitions to Other Governments and Agencies – \$11,898.79 Decreased Expenditure due to:

- Increase of \$1,346.94 in Seniors Foundation Requisition
- Increase of \$110.88 in Designated Industrial Property (Did not include totals in Analysis for 2023 Budget)
- Decrease of \$13,356.61 in Education tax

► Wages Benefits & Remuneration - \$7,450 Increased Expenditure

- increase of \$2,633 in Administration for WCB premiums increase (WCB did not apply our discount – we are looking into as we feel it is an error on their part, but projecting in case we no longer receive the discount)
- increase of \$5,000 in Fire Fighting and Protective services related to grain elevator response in January
- Decrease of \$183 in anticipated wages to support the library based on trend

SUMMARY OF 2023 BUDGET REVENUE INCREASES

Summary of major changes Q1 Projections

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Net (Surplus)/Deficit	\$ (717.00)	\$ (1.969.00)			\$ (1,252.00) increase in surplus

Expenditure Increases & Decreases from 2023 Budget to Q1 Projected 2023 Budget

➤ **Advertising, Memberships & Conferences / Training - \$5,930 Increased Expenditure**

- Increase of \$5,900 in Fire Fighting/Protective Services due to \$6,000 in increased training costs budget for paid training time for Fire Department, this is offset by a decrease of \$100 in Dispatch services
- Increase of \$50 in Emergency Management LREMP Partnership Fees
- Increase of \$180 in Water Supply and Distribution as a result of \$200 increased costs for Reader Radio licensing, offset by a \$20 decrease in course fees for mandatory training of water operators
- Increase of \$1,000 in Municipal Planning advertising costs in anticipation of continued advertising for ASP as well as Land Use Bylaw updates
- Decrease of \$500 in Legislative promotions and public relations budget (reduced allowance from \$2000 to \$1,500)
- Decrease of \$600 in Sewage Collection and Treatment course fees as was less than anticipated
- Decrease of \$100 in Community Services/FCSS advertising budget

SUMMARY OF 2023 BUDGET REVENUE INCREASES

Summary of major changes Q1 Projections

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Expenditure Increases & Decreases from 2023 Budget to Q1 Projected 2023 Budget

➤ **Mileage & Sustenance (no change)**

➤ **Postage, Freight, Telephone and Internet (no change)**

➤ **Purchased Services – \$90,770 Increased Expenditure**

- Increase of \$8,000 in Administrative Budget due to increase of \$4,000 for legal services related to support for Medicine Lodge Ski Hill Masterplan and Bylaw review. In addition, in other purchased services related to tax recovery fees paid to Tax Service to help collect outstanding delinquent taxes (attempt to collect before properties go to auction).
- Increase of \$1,000 in Fire Fighting and Protective Services in Building/Grounds Maintenance purchased services for Furnace Repair
- Increase of \$653 in Sewage Collection and Treatment as a result of \$1,153 higher quote for Dick Damron Drive design, offset by \$500 decrease in anticipated sewer repairs and maintenance
- Increase of \$47,425 in Water Supply and Distribution for additional costs associated to 3 fire hydrant repairs which became incapacitated during the Grain Elevator Fire due to extreme weather.
- Increase of \$9,400 in Economic Development to provide for reserve transfer to cover the cost of Website completion in 2023. Amount was budgeted in 2022 and website was not completed by end of 2022, therefore amount needs to be funded in 2023 from amounts in reserve as residents already taxed for associated costs in prior year
- Increase of \$50,000 in Subdivision and Land Development Budget to record successful grant to Tourism Relief Fund in collaboration with CAEP – will invoice CAEP for the amount to offset the cost we are paying for the project through Bentley
- Increase of \$8,594 in Arena Budget for purchase of new floor scrubber approved by council via motion 14/2023 Jan 10, 2023
- Increase of \$10,290 in Parks, Playgrounds and Campground budget due to additional tree planting at Southwest Gateway \$7,100 and additional cost for conceptual design of Oxford Park \$3,840 (received quotes and low bid was higher than budgeted- quotes evaluated by Public Works). This increase was offset by decreases in the general parks budget of \$650 for miscellaneous materials throughout the budget

SUMMARY OF 2023 BUDGET REVENUE INCREASES

Summary of major changes Q1 Projections

	<u>2023 Budget</u>	<u>2023 Q1 Projection</u>	<u>2023 Q2 Projection</u>	<u>2023 Q3 Projection</u>	<u>Net Change Budget to Q1</u>
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Expenditure Increases & Decreases from 2023 Budget to Q1 Projected 2023 Budget

► Purchased Services – \$90,770 Increased Expenditure (Cont'd)

- Increase of \$1,008 in Library budget for services purchased related to furnace repair
- Decrease of \$100 in Emergency Management Budget for computer support and purchased services (reduced allowance)
- Decrease of \$500 in Common Services Budget for Equipment purchased repair and maintenance (reduced allowance)
- Decrease of \$5,500 for Roads and Streets Budget due to anticipated savings as a result of savings in sweeping and other contracted work
- Decrease of \$10,000 in Garbage Collection and Disposal as a result of savings in recycling contract negotiated
- Decrease of \$1,000 in Community Services/FCSS as the result of Increase of \$47,405 in Water Supply and Distribution for additional costs associated to 3 fire hydrant repairs which became incapacitated during the Grain Elevator Fire due to extreme weather.
- Decrease of \$28,500 in Municipal Planning Budget as the result of removing work to be undertaken to look at ICF & IDP Plan and the MDP decrease of \$30,000 – no time based on other assigned tasks from Council. Increase of \$1,500 for inspection of Medicine Lodge Ski Hill building as part of the Ski Hill Masterplan

SUMMARY OF 2023 BUDGET REVENUE INCREASES

Summary of major changes Q1 Projections

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Expenditure Increases & Decreases from 2023 Budget to Q1 Projected 2023 Budget

► **Utilities (No Change)**

► **Insurance \$1,942 Decreased Expenditure**

- Decrease of \$221 in Firefighting and Protective Services due to refund after submitting updated roster
- Decrease of \$162 in Common Services for refund issued for sale of Dakota
- Decrease of \$8 in Roads and Streets for refund issued for sale of Sweeper
- Decrease of \$1,551 in Oxford for refund issued in relation to demolition of oxford and insurance cancellation

► **Materials, Goods and Supplies \$2,990 Decreased Expenditure**

- Increase of \$160 in Firefighting and Protective Services related to materials for furnace repair costs in Q1
- Increase of \$5,000 in Roads and Streets increase in Gas/Oil and Diesel – more charges being allocated to roads this year, therefore projected the common services budget down and roads up
- Decrease of \$1,600 in Parks, Playgrounds and Campgrounds due to general reductions in allowances for general supplies, small tools and equipment, and materials supplies
- Decrease of \$100 in Emergency Management projected allowance down
- Decrease of \$5,550 in Common Services projected Gas/Oil and Diesel down as more being charged to Roads and Streets, and small savings in supplies
- Decrease of \$100 in Sewage Collection and Treatment small savings in general supplies
- Decrease of \$800 in Community Services/FCSS small decrease in general supplies and volunteer appreciation budget based on 1st quarter trend

SUMMARY OF 2023 BUDGET REVENUE INCREASES

Summary of major changes Q1 Projections

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Expenditure Increases & Decreases from 2023 Budget to Q1 Projected 2023 Budget

➤ **Grants and Donations \$453 Increased Expenditure**

- Increase of \$453 in Legislative due to additional funds being paid out under Recreation, Culture and Tourism Grants. Additional funds to support the Petting Zoo sponsored by the library.

➤ **Other Transfers \$35,880.21 Decreased Expenditure**

- Increase of \$5,000 in Administration – Additional transfer to reserve to fund long term building maintenance
- Increase of \$25,000 in Arena – Additional transfer to reserve to help cover long term costs of arena
- Decrease of \$65,880.21 in Subdivision and Land Development as projected down lot sales revenue to be conservative in estimate – this results in less

➤ **Other Expenditure \$4,500 Decreased Expenditure**

- Decrease of \$4,000 in Administration – related to Canada Day flow through Expenditures as only the fireworks will move forward, event was cancelled due to a lack of participation of volunteers
- Decrease of \$500 in Parks budget, remove general allowance for cancellations and refunds

SUMMARY OF 2023 BUDGET REVENUE INCREASES

Summary of major changes Q1 Projections

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Expenditure Increases & Decreases from 2023 Budget to Q1 Projected 2023 Budget

► Capital \$2,674,851 Decreased Expenditure

- Increase of \$259,803 in Roads and Streets Budget - for Concrete Program Phase III – should replace remaining sidewalks that need to be replaced other than major roadway improvements such as 50th Street.
- Increase of \$82,419 in Municipal Planning Budget - for New Beginnings Subdivision Consolidation – budget unspent at the end of 2022 was deferred and needs to be brought into 2023 to show both the revenue and expenditure in 2023 to match when the work was completed.
- Decrease of \$3,017,073 in the Arena Budget – for the Arena Slab and Ice Plant replacement project – have not received notification of success of grant and therefore cannot begin project in 2023 as not enough time to undertake construction planning and design. Only left \$150,000 budget for design intact in 2023



2023 CAPITAL PLAN

Capital 2023

2023 Proposed Projects (Initial Budget Approval)

➤ Total Proposed Capital/Project Purchases in 2023	\$3,179,873.00
➤ Other Projects Design	\$ 65,000.00
➤ Other small capital ac unit/windows	<u>\$ 12,095.00</u>
➤ Total Funding as follows:	\$3,256,968.00

Grants and Contributions

▪ MSI	\$ 143,129.00
▪ Gas Tax	\$ 104,190.00
▪ Canada Green & Inclusive	\$ 2,413,008.00
▪ Lacombe County	<u>\$ 360,000.00</u>

Total Grants/Contributions \$ 3,020,327.00

92.73% Grants and Contributions

Municipal Sources/Reserves

Franchise Fees	\$ 129,395.00
Operating Budget	\$ 24,500.00
Reserve Transfers	<u>\$ 82,746.00</u>

Total Municipal \$ 236,641.00

7.27% Municipal Contributions

Capital 2023

2023 Proposed Projects (1st Quarter Projection Changes)

➤ Total Proposed Capital/Project Purchases in 2023	\$ 505,022.00
➤ Design Projects	
- Design of 50 th Street	\$ 56,153.00
- Design of Oxford Park	\$ 13,840.00
➤ Other small capital ac unit/windows	\$ 12,095.00
➤ Arena Floor Scrubber	\$ 8,594.00
➤ Total Funding as follows:	\$ 595,704.00

Grants and Contributions

▪ MSI	\$ 142,469.00
▪ Gas Tax	\$ 199,753.00
▪ Canada Green & Inclusive	\$ 150,000.00
Total Grants/Contributions	\$ 492,222.00

82.63% Grants and Contributions

Municipal Sources/Reserves

Franchise Fees	\$ 99,825.00
Operating Budget	\$ 3,657.00
Reserve Transfers	\$ 0.00
Total Municipal	\$ 103,482.00

17.37% Municipal Contributions

Capital 2023

► Proposed Projects for 2023

1.) Bentley Arena Slab & Ice Plant Replacement \$3,167,073.00 (Not notified of success of the grant in 1st quarter – still waiting and Mayor and Council are lobbying the Federal Government – **Left \$150,000 in current year if we are successful to complete design work**)

The Bentley Arena was constructed in 1965 and has been operating since it was open. The slab is original to the facility and had a partial replacement in 2007 for the end of the faceoff circle to the East end boards. The replacement slab is moving vertically up and down between 2" and 3" and has resulted in a crack opening in the slab along the line of movement as well as additional cracks forming throughout the slab. Additionally, the ice plant is original to the building and is in need of replacement for operational efficiency.

- Movement has resulted in uneven ice coverage which creates inefficient ice plant operation, additional operational time to repaint lines during the season and melting of ice during chinooks
- The project will replace the entire arena slab & ice plant contingent on our success with Canada Green and Inclusive Building Grant

To be funded as follows:

- Canada Green and Inclusive Buildings Grant	\$2,413,008
- Lacombe County Contribution	\$ 360,000
- MSI Funding 2022 Carry Forward	\$ 660
- MSI Funding 2023	\$ 142,469
- Gas Tax 2022 Carry Forward	\$ 39,590
- Gas Tax 2022 Grant	\$ 64,600
Total Grants and Contributions	\$3,020,327

98.83% funded via grants and contributions

- Franchise Fees	\$ 43,000
- Operating Revenue	\$ 21,000
- Reserve Transfer	\$ 82,746
Total Municipal Contributions	\$ 146,746

Total Project Funding \$3,167,073

Capital 2023

➤ Proposed Projects for 2023

2.) 6000 psi Cascade Cylinder Bentley Firehall \$2,800

- Funded 60% Lacombe County, 40% Bentley
- Total cost is \$7,000

The cylinder is rated for 6000psi. Provides air for high demands that exceed the compressor output. The oxygen is used to fill and refill the SCBA breathing apparatus for the Bentley Fire Department. The existing cylinder is due for replacement.



Capital 2023

Proposed Projects for 2023

Project Description:

3.) Computer Replacement & Conferencing Hardware for Mayor and Council \$6500

- Most of the Computer infrastructure was upgraded in 2021, however I could not replace the Public Works Foreman's computer or the Community Services/FCSS computer (which was newer)
- 2022 replaced Public Works Foreman computer infrastructure
- Mayor and Council conferencing hardware \$2,500
 - Will include conference room communication bundle, expansion mics and wireless keyboard with touchpad
- 2023 have replaced the Community Services/FCSS computer (Completed) slightly under budget for \$3,843 under the \$4,000 approved budget, includes docking station, laptop, dual monitors
 - Community Services / FCSS computer more than 6 years ago
 - The older computer equipment will be repurposed to support Emergency Response



Capital 2023

► Proposed Projects for 2023

Project Description:

4.) AED Defibrillator Replacements (Completed)

We have purchased the Defibrillators for \$3,455, slightly under the \$3,500 approved budget

- Defibrillator's have expired in the Seniors Drop In and the Arena
- Mandatory replacement



Capital 2023

► Proposed Projects for 2023

5.) Municipal Park / Oxford Park Design \$13,840 (In Process)

- Public Engagement to occur at Beginning of June will be advertised in neighborhood notes and on Facebook

On September 27, 2022, at the Regular Meeting of Council the difficult decision was made to undertake the demolition of Oxford School. The decision was not made lightly and was based on the significant cost to repair the building due to major concerns including deterioration of roof, load-bearing brick walls and foundations. Town administration and Mayor and Council conducted a public information session on June 29, 2022, to seek community input regarding ideas for the Municipal Park. Feedback collected was shared and publicly posted in the council agenda package for the September 27, 2022, regular meeting of council. This project will take those ideas and develop conceptual plans and options for further consideration by the public. It is intended to seek additional feedback, once conceptual plans have been created and order of magnitude cost estimates are known. We know that this park is important to the community and a historical tribute to Oxford School is necessary due to its significance in the community.

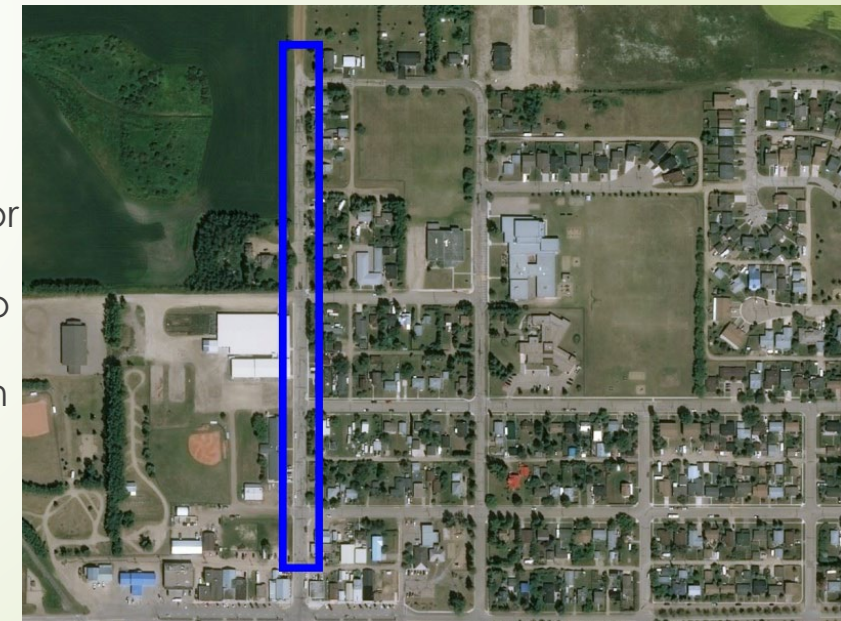


Capital 2023

Proposed Projects for 2023

6.) Pre-Design 50th Street (Dick Damron Drive) \$55,000 (Funded by Franchise Fees) (In process will be engagement in June)

Infrastructure (deep utilities and roadway) within 50th Street from North of 50th Ave to 55th avenue is aging. This is a significant corridor for the town and is an entertainment district that supports the Arena, BVAC, Ball Diamonds and Farmers Market and Rodeo. The major project also must consider alignments of the sewer and water system mains south of the New Beginnings Subdivision. There is an existing sanitary trunk that runs from 54th avenue and 49th street through the school yard. The town needs to look at possibly pushing both the sanitary and water systems north to tie into 55th avenue and loop back to 50th street for long term efficiency of the systems. The objective of this pre-design work is to complete conceptual designs for the roadway (street scaping plan) and utility improvements and to develop an opinion of probable cost for the work. Requirements for detailed design and construction services will be determined once the functional design component has been reviewed and approved by the Town of Bentley. Therefore, this pre-design work is imperative to understand the long-term costs and alignments of the system,



Capital 2023

► Proposed Projects for 2023 (3rd Quarter Completion)

7.) AC Unit & Window Replacement Town Office \$12,095

The Town Office is in good shape with a newer roof, new gutters and downspouts from 2021 and fresh paint in the downstairs community room. Mechanical systems are also decent with a new hot water tank, and two newer furnace with one older furnace. The front windows and the side window were not replaced when the office was renovated, and the framing is deteriorating causing heat loss and inefficiency. In the summer of 2022, there were also several failures of the AC unit due to its age. This project will replace the 3 windows that need replacement and the AC Unit.



Capital 202

► Proposed Projects for 2023

2.) Bentley Concrete Program Phase 3 (Anticipate 3rd Quarter Completion)*

- The Town of Bentley is a beautiful community with amazing views of the Blindman Valley throughout town.
- Sidewalk, curb and gutter continue to age throughout the community and the Concrete Program is designed to replenish and rejuvenate aging sidewalk infrastructure in either key major traffic areas or in high-risk areas due to failure of the asset.
- Assessments were completed by the Town Foreman and in collaboration with our engineer Stantec Consulting
- Phase 3 will address sidewalks along 48th ave, create a moonwalk down 46th street from 50th ave to the cemetery, complete repairs on 51st Ave, 52nd Ave, 53 Ave, 47 St and 49 St
- MSI and Canada Community Building Funding will be utilized to fund the project

Budget is approximately \$259,803 for 2023

****This project moving forward because Arena Slab project cannot until grant approval***

Capital 2023

➤ Proposed Projects for 2023

2.) Arena Floor Scrubber (Completed)

- At the end of the season in 2022 the Arena Floor Scrubber failed.
- On January 10, 2023, a council report was presented to Mayor and Council, seeking authorization to purchase a Demo Tenant T290 Floor Scrubber for the Bentley Arena. Council approve the purchase as per the minutes of this meeting.
- The normal retail for this unit was \$10,000, however because it was a Demo Unit it was acquired for \$8,600





QUESTIONS?



Agenda Date: May 23, 2023

Agenda Item: **New Business:**
Bylaw 241/2023 - 2023 Mil Rate Bylaw

LEGISLATIVE REQUIREMENT/AUTHORITY

WHEREAS, the Town of Bentley has prepared, and Town Council has adopted detailed estimates of the municipal revenues and expenditures as required, at the Council Budget meeting held on December 13, 2022, as well as an update presented at the first quarter budget progress and goals update presented this day May 23, 2023, in advance of this Bylaw Reading; and

WHEREAS the estimated municipal expenditures (*including policing of \$58,075*) and transfers set out in the first quarter projections for the 2023 Budget for the Town of Bentley total \$3,263,701 and

WHEREAS the estimated municipal revenue and transfers from all sources other than taxation is estimated at \$2,075,118.00 and the balance of \$1,188,583.00 (*including policing of \$58,075*) is to be raised by general municipal taxation; and

WHEREAS the estimated requisition for the.

Alberta School Foundation Fund (ASFF)

Residential/Farmland	\$ 232,467.50
Non-residential	<u>\$ 53,506.87</u>

Total Estimated Alberta School Foundation Fund \$ 285,974.38

WHEREAS the Seniors Foundation requisition is.

Lacombe Seniors Foundation	\$ 7,905.00
-----------------------------------	--------------------

WHEREAS the Designated Industrial Property levy is

Designated Industrial Property	\$ 110.88
---------------------------------------	------------------

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

WHEREAS the Council of the Town of Bentley 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 Bentley, as shown on the assessment roll is:

Residential/Farmland	\$ 96,746,360.00
Non-residential	\$ 15,269,790.00
Machinery and Equipment	<u>\$ 365,000.00</u>
Total Municipal Assessment	\$112,381,150.00

NOW THEREFORE, under the authority of the Municipal Government Act, the Council of the Town of Bentley, 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 Bentley, as follows.

	<u>Tax Rate</u>	<u>Assessment</u>	<u>Tax Levy</u>
General Municipal			
Residential/Farmland	10.074160 mills	\$96,746,360.00	\$ 974,638.31
Non-residential	13.683900 mills	\$15,269,790.00	\$ 208,950.28
Machinery and Equipment	13.683900 mills	\$ 365,000.00	<u>\$ 4,994.63</u>
Total General Municipal (rounded)			\$1,188,583.22
ASFF – School Foundation			
Residential/Farmland	2.417800 mills	\$96,148,360.00	\$ 232,467.50
Non-residential	3.504100 mills	\$15,269,790.00	<u>\$ 53,506.87</u>
Total School Foundation (rounded)			\$ 285,974.38
Lacombe Foundation			
Residential/Farmland	0.0707173 mills	\$96,148,360.00	\$ 6,799.00
Non-residential	0.0707173 mills	\$15,634,790.00	<u>\$ 1,106.00</u>
Total Lacombe Foundation (rounded)			\$ 7,905.00
Designated Industrial	.07460000 mills	\$ 1,486,320.00	\$ 110.88
Total Municipal Taxes			\$1,188,583.22
Other Revenue Municipal purposes (grants, fees, charges)			<u>\$2,075,118.00</u>
Total Municipal Taxes (including Policing Cost)			\$3,263,701.22
Total Taxes collected on behalf of others			<u>\$ 293,990.26</u>
Total Revenue Collected by Town of Bentley 2023			\$3,557,690.12

SUMMARY AND BACKGROUND

Municipal governments are required each year to establish budgets and determine all sources of revenue to fund required expenditures to support determined service levels and standards.

The Town of Bentley 2023 Budget was approved by Mayor and Council at the December 13, 2022, regular meeting of council and was reviewed again today at the regular council meeting May 23, 2023, with updated 1st quarter projections that take into consideration actual expenditure date including up to April 30, 2023. The revenue and expenditure amounts approved and reviewed have been accepted by the Mayor and Council.

The current budget and tax rate bylaw reflects Mayor and Council's goal of holding the portion of taxes used for municipal purposes with no increases other than additional policing costs, seniors requisition costs and a small amount for Designated Industrial Property, this is offset by a decrease in the Education Tax amount for 2023 as compared to 2022. The breakdown of these costs are as follows:

	2022	2023	Increase/(Decrease)
- Police Funding Model	\$ 38,689.00	\$ 58,075.00	\$ 19,386.00
- School Foundation	\$299,329.63	\$285,974.38	\$(13,355.25)
- Lacombe Foundation	\$ 6,558.06	\$ 7,905.00	\$ 1,346.94
- Designated Industrial	\$ 106.24	\$ 110.88	\$ <u>3.10</u>
Total Increases			\$ 7,380.79

It is the administration's recommendation that the 2023 Mil Rates be established in accordance with Bylaw 241/2023 and that this bylaw be read three times.

RATIONALE FOR RECOMMENDATION

- As the CAO for the town of Bentley, I have undertaken due diligence and have reviewed all budget estimates and have compared these to the actual expenditures (including up to April 30, 2023) for the current first quarter. As well I have reviewed all active contracts, agreements, memberships, wages and salaries, cost sharing with Lacombe County etc. to ensure that the numbers represented in the approved 2023 budget are accurate and continue to be reflective of true costs.
- Taxation is impacted from both changes in assessment as well as changes to mil rates. In 2023 the overall assessment value has increased, and I have undertaken to continue to stabilize the mil rate for taxation, this in-turn has resulted in the Town of Bentley collecting the same amount of revenue specifically for municipal purposes, through taxation that was collected in the 2022 tax year with a resulting decrease in the mil rate compared to the 2022 year. It should also be noted that the policing costs for 2023 have increased by 50% of the previous year's costs thus resulting in the need for additional collection of taxation. As a result of a Municipal Accountability Audit, we have been instructed by Municipal Affairs, that we cannot show this amount as a separate line item on the Tax Notice, instead it must be lumped into the regular mil rate due to the fact that it is not classified as a requisition. Taxes may also increase if an assessment increased by more than an average assessment increase within a specific assessment class, or if an assessment decreases by less than any average decrease within a specific assessment class.

- There has been no reduction in the provision of service levels to the Town of Bentley, and the Town continues to replace aging assets. Where possible the town seeks grant funding to alleviate the burden on the local taxpayer.
- The Town provides services that are above standard compared to other Towns and Communities, such as the removal of snow every time Public Works Plows.
- The Town continues to absorb increased costs and inflationary increases within the town's budget based on Council Direction to hold the line on taxes. As such there is no increase in the 2023 year for municipal revenue collected for the Town and through effective cost controls and measures we have found ways to reduce expenses, while costs continue to rise.

RECOMMENDATION:

THAT Mayor and Council give three readings to Bylaw No. 241/2023 being a bylaw establish the 2023 Mil rates for the collection of Property Taxes.

ATTACHMENTS:

1. Bylaw 241/2023 – 2023 Mil Rate Bylaw

Marc Fortais, CAO



By-law No. 241/2023

A by-law of the Town of Bentley, in the Province of Alberta, to authorize the rates of taxation to be levied against assessable property within the Town of Bentley for the 2023 taxation year.

WHEREAS, the Town of Bentley has prepared, and Town Council has adopted detailed estimates of the municipal revenues and expenditures as required, at the Council Budget meeting held on December 13, 2022, as well as an update presented at the first quarter budget progress and goals update presented this day May 23, 2023, in advance of this Bylaw Reading; and

WHEREAS the estimated municipal expenditures (*including policing of \$58,075*) and transfers set out in the first quarter projections for the 2023 Budget for the Town of Bentley total \$3,263,701 and

WHEREAS the estimated municipal revenue and transfers from all sources other than taxation is estimated at \$2,075,118.00 and the balance of \$1,188,583.00 (*including policing of \$58,075*) is to be raised by general municipal taxation; and

WHEREAS the estimated requisition for the.

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Residential/Farmland	\$ 232,467.50
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Lacombe Seniors Foundation	\$ 7,905.00
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WHEREAS the Designated Industrial Property levy is

Designated Industrial Property	\$ 110.88
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NOW THEREFORE, under the authority of the Municipal Government Act, the Council of the Town of Bentley, in the Province of Alberta, enacts as follows.

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Designated Industrial	.07460000 mills	\$ 1,486,320.00	\$ 110.88
Total Municipal Taxes			\$1,188,583.22
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Total Taxes collected on behalf of others			<u>\$ 293,990.26</u>
Total Revenue Collected by Town of Bentley 2023			\$3,557,690.12

This by-law shall take effect on the date of the third and final reading.

By-law No. 241/2023 read a first time this _____ day of May 2023.

By-law No. 241/2023 read a second time this _____ day of May 2023.

By-law No. 241/2023 read a third time and passed this _____ day of May 2023.

Mayor

Chief Administrative Officer



Agenda Date: May 23, 2023

Agenda Item: **New Business:**
Bylaw 242/2023- Supplementary Assessment and Taxation of Mobile Homes Bylaw for the 2023 Tax Year

LEGISLATIVE REQUIREMENT/AUTHORITY

Pursuant to section 313 to 316 inclusive and section 369 of the Municipal Government Act, Chapter M-26 of the Revised Statues of Alberta, 2000, the Council of the Town of Bentley, duly assembled, enacts as follows:

1. Definitions

- a) “Manufactured Home, “means a residential building containing one dwelling unit constructed off site in one or more sections and intended to be occupied in a place other than where it was manufactured;” as is defined by Land Use By-law No. 189/2016 of the Town of Bentley and Bylaw amendment 226/2021 Building Demolitions and Manufactured Homes outside of the Manufactured Homes District.
- b) “Owner” in respect of a manufactured home means the owner of the manufactured home and not the person in lawful possession of it.

2. Supplementary Assessment

- a) The Assessor will prepare supplementary assessments for all manufactured homes that are moved into the Town of Bentley during the 2023 calendar year.
- b) The supplementary assessment roll and the supplementary assessment notice shall be administered in accordance with Sections 315 and 316 of the Municipal Government Act.

3. Supplementary Taxation

- a) The Town of Bentley will prepare a supplementary property tax notice for all taxable manufactured homes that are moved into the Town of Bentley during the 2023 calendar year.
- b) The supplementary property tax must be pro-rated to reflect only the number of months during which the manufactured home is in the Town of Bentley.

- c) The supplementary property tax notice will be sent to the manufactured homeowner.

SUMMARY AND BACKGROUND

As defined in the municipal government act, if a municipality wishes to require the preparation of supplementary assessments for improvements, the council must pass a supplementary assessment bylaw authorizing the assessments to be prepared for the purpose of imposing a tax under Part 10 in the same year. This bylaw can refer to all improvements or specifically to designated manufactured homes specifically. Administration recommends that a bylaw 242/2023 be read three consecutive times to allow for the preparation of supplementary assessments specifically for designated manufactured homes in the 2023 calendar year.

RATIONALE FOR RECOMMENDATION

- Mobile homes are moved in and out of the Town of Bentley throughout the year, this allows for those Mobile homes to be taxed accordingly and share the taxation burden born by other residential taxpayers.
- Bentley has consistently passed such a bylaw in previous years.

RECOMMENDATION:

THAT Mayor and Council give three readings to Bylaw No. 242/2023 being a bylaw to provide for supplementary assessment and taxation of manufactured homes for the 2023 calendar year.

ATTACHMENTS:

1. Bylaw 242/2023 – Supplementary Assessment and Taxation of Mobile Homes Bylaw

Marc Fortais, CAO



By-law No. 242/2023

Being a Bylaw of the Town of Bentley, in the Province of Alberta, to provide for the supplementary assessment and taxation of manufactured homes for the 2023 calendar year.

Pursuant to section 313 to 316 inclusive and section 369 of the Municipal Government Act, Chapter M-26 of the Revised Statutes of Alberta, 2000, the Council of the Town of Bentley, duly assembled, enacts as follows:

1. Definitions

- a) “Manufactured Home, “means a residential building containing one dwelling unit constructed off site in one or more sections and intended to be occupied in a place other than where it was manufactured”; as is defined by Land Use By-law No. 189/2016 of the Town of Bentley and Bylaw amendment 226/2021 Building Demolitions and Manufactured Homes outside of the Manufactured Homes District.
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- b) The supplementary property tax must be pro-rated to reflect only the number of months during which the manufactured home is in the Town of Bentley.
- c) The supplementary property tax notice will be sent to the manufactured homeowner.

This bylaw shall come into force and effect on the date of the final reading thereof.

This by-law shall take effect on the date of the third and final reading.

By-law No. 242/2023 read a first time this ____day of May 2023.

By-law No. 242/2023 read a second time this ____day of May 2023.

By-law No. 242/2023 read a third time and passed this ____day of May 2023.

Mayor

Chief Administrative Officer



Agenda Date: May 23, 2023

Agenda Item: Unfinished Business **Bentley Southeast Area Structure Plan Update
& Public Engagement June 29, 2023**

LEGISLATIVE AUTHORITY

Section 633 of the *Municipal Government Act*, RSA 2000 cM-26 (as amended) allows a council to adopt an area structure plan by bylaw. An area structure plan provides a framework for subsequent subdivision and development of an area of land.

An area structure plan must describe:

- sequence of development proposed for the area.
- land uses proposed for the area, either generally or with respect to specific parts of the area
- density of population proposed for the area either generally or with respect to specific parts of the area.
- general location of major transportation routes and public utilities

Furthermore, an area structure plan may contain any other matters that council considers necessary, including matters relating to reserves.

SUMMARY & BACKGROUND

The *Town of Bentley/Lacombe County Intermunicipal Development Plan*, adopted in December 2018, identifies the existing agricultural lands southeast of Bentley, within Lacombe County, for potential future commercial and industrial opportunities.

To prepare for and attract future development, the Town of Bentley and Lacombe County have partnered and have successfully received an Alberta Community Partnership (ACP) Grant for the purpose of undertaking studies and plans related to the development of these lands. The Town is the managing partner for the project and ACP grant, with the support of Parkland Community Planning Services ('the consultant').

The main deliverable of this project is the *Southeast Bentley Area Structure Plan* ('the Plan') which will outline a framework for future subdivision and development of NW and NE-23-40-01-W5M (see **Attachment A – Plan Area**).

The *Southeast Bentley Area Structure Plan* will be adopted by the Council of Lacombe County, as the lands are situated within the County. In the future, if an annexation is successful, the Town will be able to adopt the Plan as its own area structure plan, subject to amendments to align with the Town's planning framework.

CURRENT STATE

The following technical studies were completed to inform the Plan.

- A traffic impact assessment, prepared by Stantec Consulting Ltd.
- A servicing study (including stormwater, wastewater, and potable water), prepared by Stantec Consulting Ltd.
- A biophysical and wetland assessment report, prepared by Paragon Soil and Environmental Consulting

Using these reports, the consultant prepared a conceptual design of how development could occur in the Plan Area for public review. The Town and County hosted an Open House on November 30, 2022, to inform the public of the work that had been done and to seek further input for the development of the draft Plan.

While the project initially included the three properties situated in SW and SE 23-40-01-W5M, these southern quarter sections have been removed from the Plan due to concerns expressed by the respective landowners.

In May 2023, the consultant completed the first draft of the Plan for the review of the Committee and Town/County staff. County Planning Services conducted a detailed review of the document and requested revisions to align with the intent of the *Town of Bentley / Lacombe County Intermunicipal Development Plan* and the County's *Municipal Development Plan* and *Land Use Bylaw*, and to be consistent with the County's other area structure plans. These changes have been incorporated into the draft Plan (see **Attachment B – Draft Plan**).

Next steps require that both councils from the Town of Bentley and Lacombe County support the next steps and public engagement, which will provide the public with an opportunity to review the draft Plan and provide their valuable input.

The Committee has scheduled a second public meeting on Thursday, June 29, 2023, at the Blindman Valley Agricultural Society Building (5202 53 St Close), located behind the Bentley Arena. The building is accessed by turning left onto 53rd Ave off of 50th Street (**Doors will open at 6:00 PM and the presentation will be at 6:30 PM**).

Following the public meeting the Committee will review the input provided by the public and consider changes to the draft Plan to address any concerns heard during the engagement.

It should also be mentioned that although the end goal of the Town of Bentley is to Annex the lands from Lacombe County, the lands are currently in the County. Therefore, the county must look to adopt and approve the ASP first.

Administration will ensure that Mayor and Council for the Town of Bentley are updated on a public agenda prior to First Reading being presented to the County Council.

Once the public meeting has taken place and any amendments have been incorporated into the final draft, the County will require a letter of support to be issued by Bentley Town Council, endorsing the plan as proposed. Administration will ensure that an updated plan, along with a feedback summary is provided to Bentley Mayor and Council in advance of First Reading by Lacombe County Council.

It is anticipated that the draft plan will appear before Lacombe County for first Reading sometime in the early fall. Upon first reading, Lacombe County Council will decide on a date and location for the Public Hearing, allowing the public an opportunity to provide further input on the proposed plan.

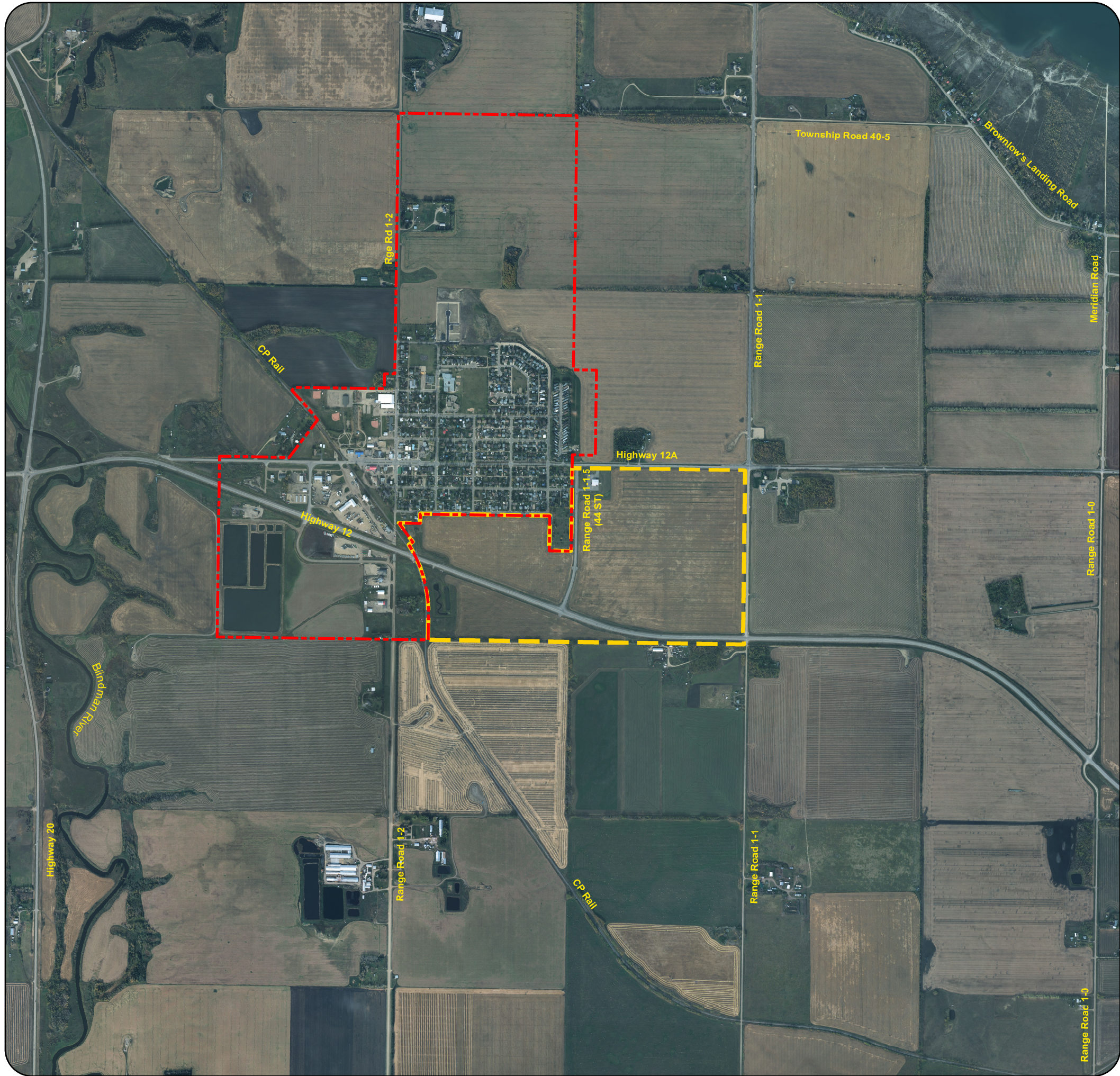
ADMINISTRATIVE RECOMMENDATION

THAT Mayor and Council receive this report as information.

ATTACHMENTS

- 1.) Plan Area – Bentley Southeast Area Structure Plan
- 2.) Draft Bentley Southeast Area Structure Plan

Marc Fortais, CAO



SOUTHEAST BENTLEY AREA STRUCTURE PLAN

MAP 1: PLAN AREA AND LOCATION

- Plan Area Boundary - For Legend
- - - Town of Bentley Boundary



SOUTHEAST BENTLEY AREA STRUCTURE PLAN

MAP 3: FUTURE LAND USE CONCEPT



- Plan Area Boundary
- Highway Commercial
- Business Industrial
- Public/Institutional
- Municipal Reserve
- Public Utility Lot
- Highway ROW To Be Re-allocated
- Cemetery
- Cemetery Expansion
- Fire Department
- Future Water Treatment Plant and Reservoir
- Storm Water Management Pond
- Trail/Pedestrian Route
- Tentative Property Line
- Expected Setback From Highway 12 (10m)
- Highway and Local Roads
- Easement Road
- Possible Road Connection
- Existing Railway Right-of-way



NOTE: THIS DRAWING IS NOT INTENDED FOR DETAILED SUBDIVISION AND ENGINEERING DESIGN. BOUNDARIES BETWEEN LAND USES AND LOCATION OF FEATURES ARE APPROXIMATE. VERIFICATION AT TIME OF SUBDIVISION AND/OR DEVELOPMENT IS REQUIRED.



Agenda Date: May 23, 2023

Agenda Item: Unfinished Business: Re-naming New Beginnings Subdivision Survey Results 2023

ADMINISTRATIVE RECOMMENDATION

THAT Mayor and Council approve the new name for the New Beginning Subdivision, “**Sunset Heights**,” as per the recent survey results.

SUMMARY & BACKGROUND

The New Beginnings subdivision began through the creation of the Summersault Area Structure Plan in 2014. The overarching plan covers 17.81 hectares (44 acres of land). The area is legally described as S.W. 26-40-I-W5M and is located in the northeaster portion of the Town of Bentley to the north of 55th Avenue and east of 49th Street.

A development agreement was signed in January of 2014 and a Bylaw was passed on August 19, 2014. This area included the former Northeast Area Structure Plan, which was adopted in 1993.

The plan was intended to establish the framework for the future subdivision and development of the lands included in the Area Structure Plan. By 2018 a foreclosure order was issued in relation to the proposed subdivision, and subsequently the town acquired the land through the issuance of borrowing bylaw 207/2018 for \$675,000.

In May of 2019 an additional borrowing bylaw was approved in the amount of \$512,000, this coupled with the \$160,000 deposit that the town held from the developer completed the initial servicing of the multi family lots within the subdivision.

The subdivided lands and completed multi family lots were named New Beginnings Subdivision (Attachment #1) through previous administration and council. Due to many factors including COVID, and lack of interest in multi family housing in Bentley the lots did not sell and there was little interest in them.

In March of 2020 Mayor and Council approved Bylaw 216/2020 to create general architectural controls to ensure that the development of all principal buildings in the R2B district would require to be constructed in a way that contributes to an attractive and aesthetically pleasing appearance along the public street.

Since that time and beginning In October 2021 administration revisited the subdivision and Mayor and Council supported a re-configuration of the lots to Single Family Dwelling Lots (Attachment #2).

The subdivision services have been consolidated, they have been upgraded to 200-amp servicing and the descriptive plan showing the lot consolidations has been registered on title. The costs associated with reserivcing was completed underbudget for a total of \$134,022.00.

On April 11, 2023, at a regular meeting of mayor and council, administration was directed to undertake a survey proposing new name for the subdivision. The names suggested included:

Survey Results	
1.) Sunset Heights	29
2.) Valleyview Heights	5
3.) Diamond View Estates	2
4.) Blindman Valley View	19
5.) Moonlight Estates	5
6.) Harvest Heights	28
7.) No Selection	4
Total Survey Responses	92

Additional Comments (14):

- Summersaults of Bentley
- Schneider Subdivsion, Schneider Section
- Oxford Place or Oxford Court
- North Forty
- Sasquatch Hills
- Morrisroe Subdivision (former owner who also built the Bentley Hotel)
- The Town Should Not Be Engaged in Land Development Estates
- Sasquatch Meadow
- Peanut butter falcon estates
- Oxford Subdivision
- All old-fashioned names, none of them strike a chord.
- Don't like any of them. It's the year 2023.
- Northview Ridge
- Blindman Valley Estates

RATIONAL FOR RECOMMENDATION

- Survey response was good for a town with a population of 1048 (response rate 8.78%)
- Mayor and Council provided an opportunity for the public to be involved in naming the subdivision.
- Renaming the subdivision was a request received through the public engagement information sessions that have been undertaken to date.

BUDGET AND FINANCIAL CONSIDERATIONS

- Reconfiguration costs totaled \$134,022.00 and the original budget was estimated at \$237,226.89 and was presented to Mayor and Council at an open public meeting on July 12, 2022.
- Significant savings were obtained in the water consolidations costs due to the successful company transitioning between jobs and less costs in mobilization and demobilization. In addition, no contingency was needed as costs came in on or underbudget.
- No additional financial considerations for the re-naming

ATTACHMENTS

- 1.) Original Subdivision Map
- 2.) New Subdivision Map

Marc Fortais, CAO



106.19

108.24
247.56
211.01

335.50
386.83

93.39
15.00
15.00

**48A Street
Close**

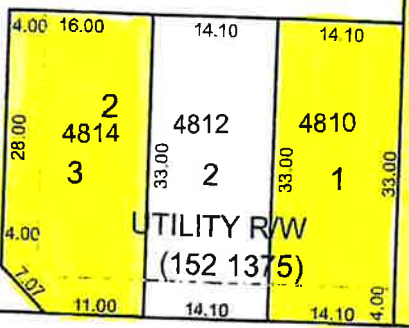
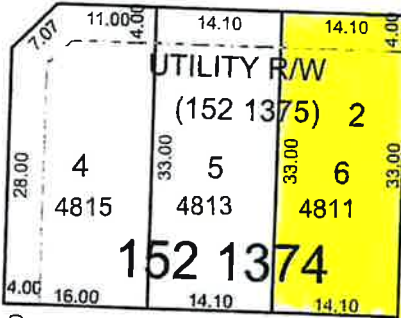
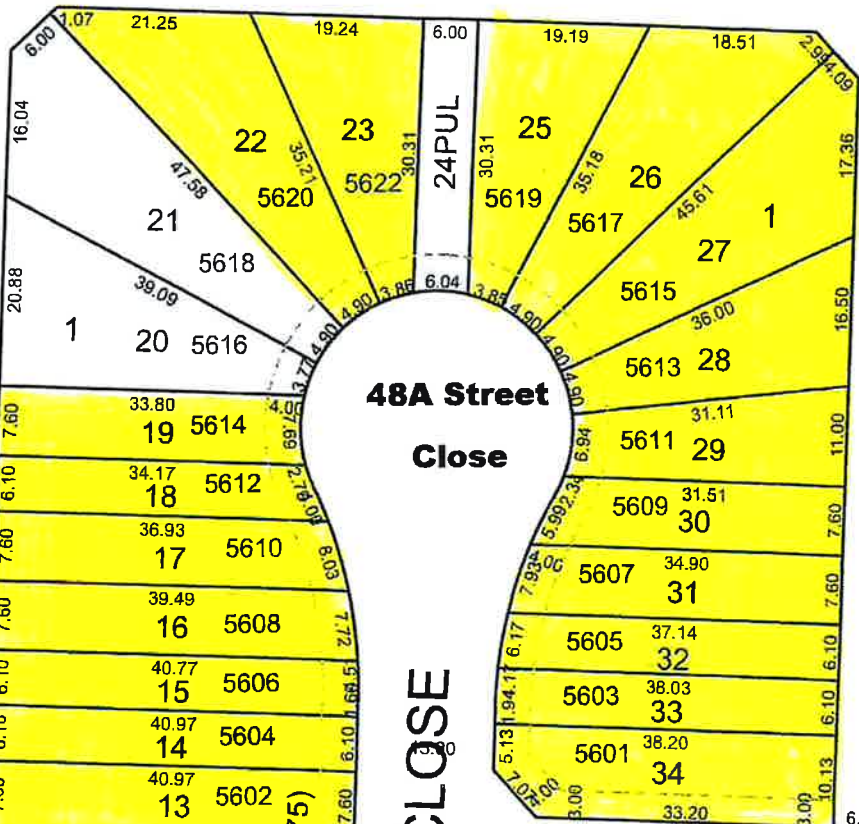
48A ST. CLOSE

**48A
Street**

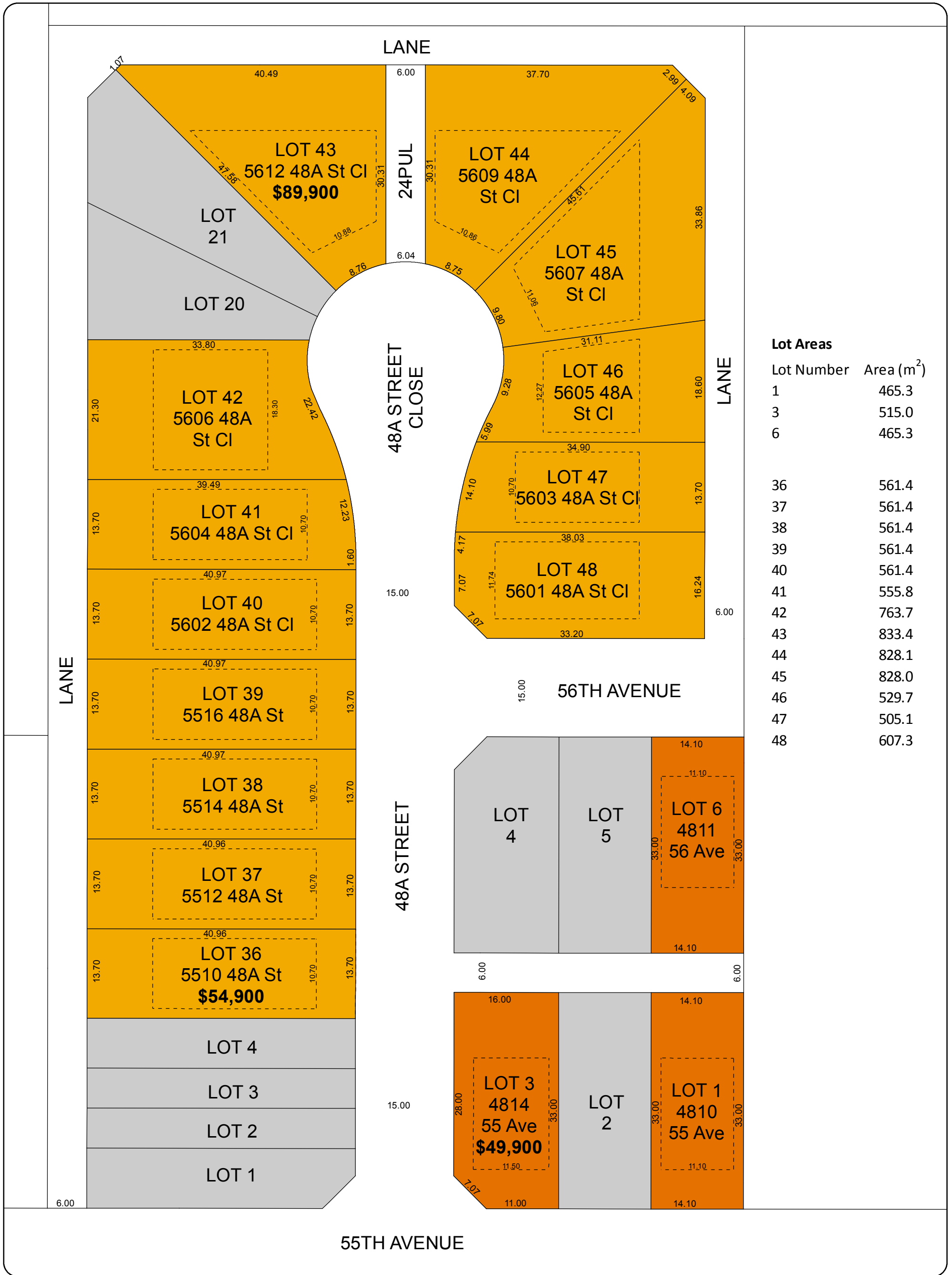
56 AVE

152 1374

55 AVE



*BALANCE
35+/-
ACRES*



NEW BEGINNINGS SUBDIVISION

- Parcels Not Owned By Town
- Building Envelop
- Single Family Detached (R2B)
- Single Family Detached (R1A)

Land Use Bylaw Designations: Low Density Residential (R1A)
 General Residential (R2B)

Yard Requirements:
 Front Yard 6.0 m
 Side Yard 1.5 m or 3.0 m on Corner Parcel
 Rear Yard 10.0 m



NOTE: All dimensions are metric.

N.T.S.

April 2023

Bentley Minor Soccer Association New Field Proposal

In the last approximately 10 years of operation, the Bentley Minor Soccer Association (BMSA) has seen incredible growth, from approximately 40 participants in 2013, to this year, the 2023 outdoor season, a total of 124 registered participants. This growth has occurred despite overall town population decreasing over this same time frame (population of 1120 in 2013 to 1037 in 2022, as obtained from alberta.ca statistics). We do acknowledge the growth of the surrounding area and acreage living may also have contributed to this growth, but ultimately, this growth still highlights the importance of attracting a higher percentage of individuals to the sport of soccer and promoting an overall healthier and more active lifestyle for the town of Bentley.

From prior town council meetings, the two primary suggestions that have been made as a solution to BMSA space problem, were a) to use an existing space out at The Shores on Sylvan Lake, and/or b) to play on weekends, as the fields are not used then.

In regards to the first suggestion, the space at The Shores is limited to one field and is located approximately 15 minutes away from Bentley. To use this field would require collaboration with the County of Lacombe to maintain the field and to put in facilities ie. mowing, washrooms. Part of our argument for new fields in the Town of Bentley was that it would be an additional asset to the residents of Bentley and keep soccer right in the town. The Shores location would not provide any extra value to Bentley residents, and the concern would be that if participants and their parents are having to drive to a remote location, they may instead choose to drive to established facilities, such as Lacombe or Blackfalds. Thereby, we would lose potential Bentley soccer participants. As well, it is still only one field, whereby we are requesting space for two, full size fields. Currently in town, we are limited to only ever having a U13 or U15 game per night, as we only have one appropriate size field. The same problem exists with our U11 teams. We have two teams, but only 1 field that can be used for games any given night. Additionally, this year, we actually have 3 U9 teams, again causing scheduling and spacing conflicts. At this point, if we have a U17 team for next season, we have no place for them to play games, as it would mean 3 or more teams attempting to play games on the same field.

In regards to the second suggestion of playing on weekends, this is also unfortunately, not a viable option. Bentley Minor Soccer Association is part of a larger association, the Central Alberta Soccer Association (CASA), that includes towns all the way from Rocky out west to Camrose out east. A very extensive operation, that this year includes a total of 85 youth teams from all over central Alberta, CASA is organized for game play on weeknights, with the occasional weekend tournament. For Bentley to play games on weekends would require the entire association to change its league structure, which is not feasible.

What the BMSA is asking for is the following: a green space of approximately 200 by 150 metres would provide ample space to put in two full size fields. In regards to parking, BMSA has always used street parking and it has worked, so we would not require any additional space for that. If safety is deemed a concern, or if street parking would cause concerns for residents in the location, an extra space of 50 by 25 metres would provide ample parking for approximately 25 vehicles. This is based on the current parking lot that exists at the North side of the Bentley Elementary School, which measures 40 by 20 metres, and has 26 parking spaces.

In prior town council meetings, we have been told the Town of Bentley would in fact have the space to create new soccer fields. As such, dirt work would not be as extensive as in other areas, as we believe the soil in the area would be conducive to grass seeding (of course, soil samples might have to be taken to confirm this). We would not require any additional buildings or facilities ie. bathrooms, as the BMSA would bring in seasonal portables for this space (this is what we do for the current space at the Elementary fields). Based on very preliminary discussions with a local landscaping company, and without having done soil samples to confirm the expanse of work necessary, the estimated dirt work budget is upwards of \$100,000. We acknowledge this is a very rough estimate based on leveling black dirt, adding/removing clay, rolling grass seed in, and adding drainage ditches, but it is a starting point. The other additional cost would be minor maintenance of the field, such as field mowing and garbage can disposal. The BMSA would request that the town would assist in this, as they do for Bentley Minor Softball and other park spaces.

The BMSA sees many potential positive outcomes in creating new soccer fields. The proposed new fields would provide extra green space, a value to all town of Bentley residents, and an attractive feature for those considering buying in the new area. This green space could lead to the potential of other recreational opportunities, such as summer leagues, adult leagues, and/or additional sports such as lacrosse, lawn bowling etc. In regards to economics, the proposed new space would provide BMSA with the opportunity to host more soccer tournaments, and potentially even be a Provincial Tournament Host. Currently, the only tournament we are able to host, due to field sizing requirements, is the U9 soccer tournament. This year this tournament takes place on May 27th and brings approximately 150 participants and their families to the town of Bentley. If BMSA had more space, this influx of people to Bentley could happen more frequently, bringing with it potential business and revenue.

The BMSA feels strongly that we could find support for this endeavor and that it would be a project that Bentley residents and the surrounding community would rally behind. In fact, we have already had very positive conversations with individuals and businesses that are willing and able to sponsor this project. In addition, there are provincial grants available for these types of projects, such as the Community Facility Enhancement Program through the Government of Alberta that the BMSA is very willing and able to explore.

We understand that obtaining the desired space in the new Summersault area would require an amendment to the Area Structure Plan, a process that would include public consultation, a public hearing, and a bylaw to formally change the statutory plan. This of course, is the part of the project that we are asking the Town of Bentley to assist with. We do not know the financial implications of this restructuring, but again, the BMSA and those involved are willing to put in the work to make this proposed project a reality.

Sincerely,



Michelle Lundy, Vice President

on Behalf of the Bentley Minor Soccer Association



WHERE PEOPLE ARE THE KEY

HIGHLIGHTS OF THE REGULAR COUNCIL MEETING MAY 11, 2023

PUBLIC HEARING BYLAW NOS. 1387/23 & 1388/23 - MUNICIPAL DEVELOPMENT PLAN AND LAND USE BYLAW

A public hearing was held for Bylaw Nos. 1387/23 and 1388/23. Bylaw No. 1387/23 is a bylaw of Lacombe County to amend the Lacombe County Municipal Development Plan, Bylaw No. 1238/17, as it relates to general regulations and district requirements. Bylaw No. 1388/23 is a bylaw of Lacombe County to amend the Lacombe County Land Use Bylaw, Bylaw No. 1237/17, as it relates to general regulations and district requirements.

Based on feedback received at the public hearing, further public consultation will be conducted before Council considers adopting the bylaw amendments.

OP (16) ROAD MAINTENANCE POLICY REVIEW

Amendments to the OP (16) Road Maintenance Policy received Council approval.

TOUR OF THOMPSON PALLISTER BAIT CO. LTD.

Lacombe County Council and senior administrative staff have been invited to attend a tour of the Thompson-Pallister Bait Co. Ltd. facility on May 30, 2023. Councillor West will attend the tour on behalf of Council.

MIRROR JOLLY SENIORS CENTER FURNACE REPLACEMENT REQUEST

Council authorized the purchase and installation of two new furnaces at the Mirror Jolly Seniors Center, a municipally owned building in the Hamlet of Mirror. Council requested that a policy be drafted for consideration at a future meeting regarding leases of municipal buildings in Mirror.

2023 AUDITOR APPOINTMENT

Council confirmed the appointment of BDO Canada LLP to provide auditing services for the 2023 fiscal year.

BYLAW NO. 1393/23 TEMPORARY BORROWING BYLAW

Bylaw No. 1393/23 was presented for Council's consideration and, by resolution, received first, second, and third reading and was passed. This bylaw pertains to the authorization of borrowing for the purpose of financing operating expenditures.

LACOMBE LAKE WATERSHED STEWARDSHIP SOCIETY (LLWSS)

Council was provided with a presentation by representatives of LLWSS, Cliff Soper, Anto Davis, and Andy Nokes, regarding lakewater data and the activities of LLWSS. The presentation was received for information by Council, and the County Manager was directed to prepare a report and recommendation for consideration at a future Council meeting.

Next Regular Council Meeting is
Tuesday May 23, 2023 – 9:00 a.m.

Next Committee of the Whole Meeting is
June 6, 2023 – 9:00 a.m.

Lacombe County Administration Building

****For more details from Lacombe County Council meetings, please refer to the meeting minutes. All meeting minutes are posted on the website (www.lacombecounty.com) after approval.**

Town of Bentley

2022 Return on Investment

Your Membership

Total Financial Benefits

\$194,000.77

Return on Investment

\$1.00 = \$20.40

Based on a population of **1,112**, the cost of membership to Parkland Regional Library System for the Town of Bentley was **\$9,507.60** in 2022.

The **direct financial return** as a result of membership to Parkland Regional Library System to Bentley Municipal Library:

2022 materials allotment	\$1,256.56
Rural Library Services Grant 1	\$7,620.15
Allotment from Lacombe County	\$1,396.68
Allotment from S.V. of Gull Lake	<u>\$ 211.31</u>
TOTAL	\$10,484.70

Cost benefits of PRLS services

Technology Savings to Bentley Municipal Library:

Computers for library use	\$2,764.35
Software & Licensing	\$3,523.04
SuperNet connection	<u>\$6,483.60</u>
TOTAL	\$12,770.99

Resource Sharing Savings to Bentley Municipal Library:

Items borrowed from other libraries	6,559@\$15.82	\$103,763.38
Digital items borrowed from PRLS	1,922@\$34.85	<u>\$66,981.70</u>
TOTAL		\$170,745.08

Combined Savings

\$183,516.07

System Membership Benefits:

- 599,120 items in the system collection
- eBooks, eAudiobooks, and eMagazines, plus shared eBooks from 4 other regional systems
- Access to 14 subscription online resources, including:
 - *Ancestry Library Edition*, a popular genealogical research resource.
 - *Consumer Reports* for thorough consumer product information.
 - *Grant Connect*, linking Canadian charities with funding programs.
 - *PressReader*, offering access to newspapers and magazines.
 - *Overdrive and Libby*, eBooks and eAudiobooks available on desktop or via app.
- Hosted and managed website with 24/7 technical support
- 40% bulk discount on library books purchased through Parkland
- Cataloguing and shelf-ready processing of purchased and donated library materials
- Library supplies (library cards, barcodes, etc.) included
- Shared regional specialty collections including:
 - Large print books
 - Audiobooks
 - Program kits (book-based, tech-based, gaming, virtual reality)
 - Gaming equipment & promotional items
 - Cooperative Collection
- Access to library collections across Alberta (in-person and through interlibrary lending) and throughout Canada through ME Libraries and the TAL program
- Alternate format collections for visually impaired and print disabled
- Weekly or bi-weekly delivery of library materials
- Postal reimbursement
- Professional library expertise (consulting services) and shared regional knowledge
- Specialized training for library staff and trustees

¹ Lacombe County and the S.V. of Gull Lake assigned a rural population of 1,373 to the Bentley Municipal Library



CANADA POST
4901 – 50TH AVE Suite 270
CAMROSE AB T4V 0S2

POSTES CANADA
4901 – AVE 50TH Suite 270
CAMROSE AB T4V 0S2

May 17, 2023

Dear Customer,

Postal services will be re-established in your community effective Wednesday May 24th.

Purchase of postal services and pick up of large parcels & items that require a signature will be available at the below listed location & hours of operation:

CABIN-ISH CUSTOM WOOD WORKS

Bay #2, 5201 -49A Ave
Bentley AB

Hours of Service:

Tuesday, Wednesday & Friday: 9:00am - 5:00pm

Thursday: 9:00am – 7pm

Saturday: 10am – 5pm

We greatly appreciate your patience during this recent temporary distribution & appreciate your continued business.

Todd Halvorsen
Local Area Manager/Gestionnaire de zone locale