

Request for Decision

Title	Bylaw 1599/22 – Local Improvement Tax Bylaw – Trestle Ridge Waterline Improvement – Three Readings
Proposed Motion	<p>That Council give first reading of Bylaw 1599/22.</p> <p>That Council give second reading of Bylaw 1599/22.</p> <p>That Council consider third reading of Bylaw 1599/22.</p> <p>That Council give third reading of Bylaw 1599/22.</p>
Administrative Recommendation	Administration recommends that Council give three readings of Bylaw 1599/22 to initiate the Local Improvement Bylaw for a waterline improvement to the Trestle Ridge community.
Previous Council / Committee Direction	None.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> Trestle Ridge is subdivision located within Sturgeon Valley. It is a community consisting of seven (7) individual residences on Trestle Ridge Place at the end of Range Road 250, north of Township Road 544A. The community currently has individual water cisterns which are filled by water trucks regularly. Water and wastewater servicing is located approximately 700 metres north of the Riverstone subdivision. A tie-in connection from the Riverstone subdivision is possible along Range Road 250. Representatives of Trestle Ridge requested Sturgeon County explore the feasibility and costs for constructing a trickle-fill watermain to their homes as a means of improving servicing in the area. On September 16, 2021, Sturgeon County sent a letter and survey to the property owners of Trestle Ridge. The survey was initiated to gauge the level of support for a possible waterline improvement. On September 30, 2021, the survey had closed, and four out of six residents responded to the survey. Of the four respondents, all were in favour.

- In early January 2022, Sturgeon County was advised that a new landowner was looking to subdivide their property and would require four additional connections. The addition of the four water connections would bring the total to eleven benefitting parcels.
- With more properties connecting, the price per lot would be reduced. As a result of the increased interest, residents requested the County to explore pricing on a full pressure water system connection, rather than a trickle-fill system.
- Administration requested that qualified contractors provide pricing to complete the project. Based on lump sum pricing, the estimated project cost is \$232,772.00 (includes 20% contingency and 10% engineering).
- On March 25, 2022, Sturgeon County provided residents the Local Improvement Plan, which entailed the total project estimate and a cost per lot calculation.
- On April 4, 2022, Sturgeon County received a petition signed by nine (out of eleven) benefitting parcels.
- On May 3, 2022, Sturgeon County received a second petition signed by eleven (out of eleven) benefitting parcels.
- Neither of the petitions submitted were deemed sufficient in accordance with the requirements of the *Municipal Government Act* due to technical issues with the filing of witness affidavits, inclusion of a privacy statement in the body of the petition, and other technical deficiencies. As the petitions are insufficient, Council is not required to take notice of them.
- Regardless of the sufficiency of the petitions filed, it is apparent that there is broad community support for the local improvement. Council can advance the local improvement on its own initiative in response to the desire of the benefitting residents.
- Legal counsel has advised that, since notice of the local improvement plan was sent out to all benefitting property owners and no one has filed a petition against it, Council can proceed with all three readings of the Bylaw.
- Administration recommends that Council give three readings of the Bylaw to enable Administration to prepare the borrowing bylaw required to finance the cost of the local improvement to be funded in whole by the local improvement tax.
- The borrowing bylaw will be presented for consideration of three readings at the June 14, 2022 Regular Council Meeting.

External Communication

- Letters, surveys, and regular emails updates were sent to residents throughout the project.
- On March 25, 2022, all benefitting residents received notice of the Trestle Ridge Waterline Local Improvement Plan, which specified the total cost of the project, as well as a cost per lot estimation.

	<p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> Section 393(1) of the <i>Municipal Government Act</i> (MGA) allows Council the ability to initiate a Local Improvement Tax on its own initiative. Section 397(2) of the <i>Municipal Government Act</i> (MGA) authorizes Council to impose a Local Improvement Tax for the purposes of raising revenue to pay for a local improvement.
Implication of Administrative Recommendation	<p><u>Strategic Alignment:</u></p> <p>Thriving Communities – By Initiating the Trestle Ridge Waterline Local Improvement Bylaw, Council would be demonstrating its commitment to improving resident quality of life through facilitating utility servicing in the area.</p> <p>Collaborative Governance – By endorsing the Trestle Ridge Local Improvement Plan, Council would be reinforcing its commitment to ongoing community consultation and engagement by initiating the local improvement on the merit of resident support.</p> <p><u>Organizational:</u></p> <ul style="list-style-type: none"> None. <p><u>Financial:</u></p> <ul style="list-style-type: none"> A borrowing bylaw will be prepared to debenture finance the construction of this Local Improvement. Schedule A of the Trestle Ridge Waterline Local Improvement Tax contains financial details of the Local Improvement Plan. The estimated cost to complete the waterline project is \$232,772.00 (includes 20% contingency and 10% engineering). There are eleven benefitting residents. This amounts to \$21,161.09 (plus interest) per lot.
Alternatives Considered	Council could give only first reading of the Bylaw at the May 24, 2022 Council meeting.
Implications of Alternatives	<p><u>Strategic Alignment:</u></p> <p>None.</p> <p><u>Organizational:</u></p> <p>Delay of the passing of the local improvement tax bylaw will delay considering of the corresponding borrowing bylaw, thereby delaying initiation of the project.</p> <p><u>Financial:</u></p> <p>None.</p>
Follow up Action	<ol style="list-style-type: none"> Obtain Mayor and CAO signatures on the Bylaw (Legislative Services, May 2022). Prepare the borrowing bylaw for Council consideration (Utility & Waste Management Services, June 2022).

Attachment(s)	<ol style="list-style-type: none"> 1. Attachment 1: Bylaw 1599/22 2. Attachment 2: Map of Trestle Ridge Waterline
Report Reviewed by:	<p>Jeffrey Yanew, Manager, Utility & Waste Management Services</p> <p>Scott MacDougall, Chief Operating Officer – COO</p> <p>Reegan McCullough, County Commissioner – CAO</p>

Strategic Alignment Checklist

Vision: *Offering a rich tapestry of historical, cultural, and natural experiences, Sturgeon County is a municipality that honours its rural roots and cultivates desirable communities. Uniquely situated to provide world-class agricultural, energy, and business investment opportunities, the County prioritizes responsible stewardship and dreaming big.*

Guiding Principles: Collaboration | Accountability | Flexibility | Excellence | Safety | Future Readiness | Affordability | Innovation

Community Outcome	Not consistent	Consistent	N/A
Planned Growth			
<ul style="list-style-type: none"> Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Modern broadband and digital capabilities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Low cost, minimal red-tape regulations 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Thriving Communities			
<ul style="list-style-type: none"> Beautiful, surprising places with high standards; integrated natural spaces & trail systems; healthy and resilient 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Engaging cultural, historical, and civic amenities; strong community identity and pride 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Stewardship			
<ul style="list-style-type: none"> Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Sustainable development; partnerships with industry and others to drive emission reductions 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collaborative Governance			
<ul style="list-style-type: none"> Predictable and stable external relationships; volunteer partnerships 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Meaningful connections with Indigenous communities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Respectful and informed debate; clear and supportive governance processes 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Operational Excellence			
<ul style="list-style-type: none"> Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Quality cost-effective service delivery; robust procurement and operational practices and policies; asset management and performance measurement; careful debt and reserve stewardship; long-term financial planning and sustainability 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Future focused thinking to proactively respond to emerging opportunities and challenges 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Alternative revenue generation and service delivery models integrated strategic and business planning 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>