

COUNCIL MEETING ADDITIONS PACKAGE – MAY 6, 2025

FINANCE

- Bylaw No. 3-2025 Rates of Taxation

PUBLIC WORKS & INFRASTRUCTURE

- Access to the Public Works Yard

ECONOMIC DEVELOPMENT

- Proclamation of Economic Development Week

GENERAL ADMINISTRATION

- Closed Session under FOIP Section 16&17 – Third Party Personal Privacy and Third Party Business Interests

REQUEST FOR DECISION

SUBJECT:

2025 Tax Rate Bylaw

RECOMMENDATION:

That Council for the Town of Vermilion give first reading to the Property Tax Bylaw No. 3-2025, being a bylaw for the purpose of authorizing the rates of taxation to be levied against the assessable property for the 2025 tax year within the Town of Vermilion in the Province of Alberta.

OR

That Council for the Town of Vermilion defer first reading of the Property Tax Bylaw No. 3-2025 to the May 20, 2025 Council Meeting.

BACKGROUND

Council must, on an annual basis, set the tax rates (previously known as the mill rate) so that sufficient tax revenue can be generated by the municipality to provide ongoing municipal services as well as channel the required funds to other requisitioning bodies. This is done under the authority of the Municipal Government Act s353.

The tax rates for the requisitions (school, housing and library) are the most substantial increases year over year. There is typically an over/under levy every year for education which occurs due to the timing of the notice from the Province. In the prior year, this under levy was due to receiving information regarding the requisition after municipal tax rates were already established. Over/under levies are collected under the Municipal Government s.359(3).

Once mill rates have been established, Administration will proceed with the preparation and distribution of 2025 tax notices. As per the [draft] 2025 Tax bylaw, property taxes are due on or before July 15, 2025.

IMPLICATIONS

Based on the revenues and expenditures identified in the 2025 budget, the revenue that has to be levied through property taxation for municipal purposes is \$6,230,370. The Library will be funded with a requisition in the amount of \$270,375, plus the NLLS fee and other costs included in the general municipal

budget. The Vermilion District Housing Foundation requisition is \$301,816. Education Property Tax requisition for 2025 is \$1,916,237 including over/under levy adjustment.

Amendments to the bylaw (if required) can be made at second reading.

ATTACHMENTS

1. Tax Rate Bylaw 2025

**BY-LAW NO. #3-2025
OF THE TOWN OF VERMILION
IN THE PROVINCE OF ALBERTA**

**BEING A BY-LAW FOR THE PURPOSE OF AUTHORIZING THE
SEVERAL RATES OF TAXATION TO BE LEVIED AGAINST THE
ASSESSABLE PROPERTY FOR THE 2025 TAX YEAR WITHIN THE
TOWN OF VERMILION IN THE PROVINCE OF ALBERTA**

WHEREAS, under the provisions of **Sections 353 and 354 of the Municipal Government Act Chapter M-26 RSA 2000**, Council must pass a property tax bylaw to provide authorization to levy on the assessed value of all assessed property shown on the assessment roll, a tax at the uniform rate on the dollar that Council considers sufficient to produce the funds necessary to meet the amount of the expenditures as are estimated by Council or as are annually requisitioned on Council; and

WHEREAS, the Town of Vermilion has prepared and adopted budgets of municipal revenue and expenditures as required, at the Council meeting held on December 17, 2024; and

WHEREAS, under the provisions of **Section 297 and 354 of the Municipal Government Act**, Council has by by-law provided for the classification of the assessed property in the Municipal District as Class I - Residential, Class II - Non-Residential/Linear, Class III – Farmland; Class IV - Machinery & Equipment; and

WHEREAS, pursuant to **Section 359.3 of the Municipal Government Act**, the Minister shall set the tax rate to pay for the requisition to cover costs associated with the assessment of designated industrial property and any other matters related to the provincial assessor’s operations, and that tax rate for the 2025 tax year has been set at \$0.0000701 per dollar of designated industrial property assessment as per Ministerial Order No.005/23; and

WHEREAS, the total taxation requirements of the Town of Vermilion for the 2025 taxation year are as follows:

General Municipal:	\$ 6,230,370
Alberta School Foundation Fund (ASFF):	\$ 1,710,813
Library :	\$ 270,375
Separate School Division:	\$ 205,424
Lodge:	\$ 301,816
Designated Industrial Assessment:	<u>\$ 1,478</u>
TOTAL TAXATION REQUIREMENTS:	<u>\$ 8,720,276</u>

AND WHEREAS, the total taxable live assessment of land, buildings and improvements amounts to \$626,925,250 of which \$434,350,110 is Residential, \$191,265,580 is Non-Residential/Linear, \$65,590 is Farmland and \$1,243,970 is Machinery & Equipment; and

WHEREAS, the rates hereinafter set out are deemed necessary to provide the amount required for all purposes for the 2025 taxation year.

NOW THEREFORE, the Council for the Town of Vermilion in the Province of Alberta, duly assembled, enacts as follows:

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

MUNICIPAL ASSESSMENT	VALUATION	TAX (MILL) RATE
Class I Residential	<u>434,350,110</u>	5.1328
Class II Non-Residential		
– Commercial /Industrial	171,055,150	10.2927
– Linear	<u>20,210,430</u>	10.2927
	191,265,580	
Class III Farmland	65,590	5.1328
Class IV Machinery & Equipment	1,243,970	10.2927
Total Taxable Live Assessment	<u>626,925,250</u>	

Recreation and Culture	626,925,250	0.3238
Library	626,925,250	0.4313
Vermilion & District Housing	626,925,250	0.4814

PROVINCIAL ASSESSOR
EQUISITION

Designated Industrial Properties	21,085,820	0.0701
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EDUCATION REQUISITIONS

ASFF – Alberta Education		
I – Residential /Farmland	1,040,130	2.7863
II – Non-Residential/Linear	<u>670,683</u>	4.0976
	1,710,813	
Separate School		
I – Residential / Farmland	136,278	2.7863
II – Non-Residential/Linear	<u>69,146</u>	4.0976
	205,424	
Total Education Requisitions	<u>1,916,237</u>	

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

READ A FIRST TIME IN COUNCIL THIS ____ DAY OF _____, 2025

_____	_____
Mayor	Chief Administrative Officer

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, 2025

_____	_____
Mayor	Chief Administrative Officer

READ A THIRD TIME IN COUNCIL THIS ____ DAY OF _____, 2025

_____	_____
Mayor	Chief Administrative Officer

This is a certified True Copy

REQUEST FOR INFORMATION

SUBJECT

Public Works Yard Access

RECOMMENDATION

That Council for the Town of Vermilion receive the briefing note on the closure of the Public Works Yard to the public effective May 31, 2025 as information.

OR

That Council for the Town of Vermilion bring forward the disposal of concrete, asphalt and soil to an upcoming Vermilion Regional Waste Management Services Commission Meeting as a means of advocating for the acceptance of these materials at the Vermilion Transfer Station.

OR

That Council for the Town of Vermilion direct administration to prepare a policy to establish access to the Public Works Yard for the purposes of allowing the public to dispose of their concrete, asphalt and soil beyond May 31, 2025.

BACKGROUND

As discussed during the April 29, 2025 Finance and Governance Committee meeting, Administration made the decision to close the Public Works Yard to the public effective May 31, 2025 due to safety and liability concerns. For years, members of the public have been able to enter/exit the Town's compound at their leisure with no oversight as to what materials are being disposed of and no record of who is coming and going. This has been a practice for quite some time without any policy in place and with no public advertisement. In the absence of any such policy or service level, the decision was made administratively so as to protect the best interests of the Town.

Further to the above, under the Waste Control Regulation for the Province of Alberta, Section 23 (1) states: *No person shall deposit waste for disposal in any place other than a waste management facility authorized in accordance with the ACT and this Regulation.* Inert waste, as defined in the Waste Control Regulation, is solid waste that, when disposed of in a landfill or re-used, is not reasonably expected to undergo physical, chemical or biological changes to such an extent as to produce substances that may cause an adverse effect, and includes, but is not limited to, demolition debris, concrete, asphalt, glass, ceramic, materials, scrap metal and dry timber or wood that has not been chemically treated. Accordingly (and under the regulation)

inert waste must be disposed of in a Class III landfill. Administration also contacted our neighboring municipalities to gauge whether or not they accept the disposal of materials from the public in their Public Works Yards and they do not.

As the Town of Vermilion is not a waste management facility, we are not properly staffed or equipped to continue handling the disposal of the public's concrete, asphalt or soil nor are we permitted to do so under the Municipal Government Act and Waste Control Regulation. The continued acceptance of these materials presents a great risk to the Town of Vermilion as outlined in depth below.

IMPLICATIONS

1. Safety

- a. Safety is the main concern as it relates to access to the Public Works Yard. Currently, people are able to come and go at their leisure with no oversight. Moreover, there is not always staff present at the shop, especially during the busy seasons. This means that:
 - i. Someone could be injured while unloading materials and unable to get the appropriate/necessary help;
 - ii. Someone could let themselves into our facilities;
 - iii. Someone's vehicle could be damaged by materials in the yard or heavy equipment moving around.
- b. Should someone be injured in our compound, regardless of whether it was a result of their own doing or ours, the Town of Vermilion would be legally liable. Accordingly, we have insurance up to five (5) million dollars per occurrence. Albeit, we could be responsible to pay over and above that amount, in addition to legal expenses, depending on the circumstances.

2. Contamination

- a. As we have nothing in place to monitor what materials are being brought in, we have absolutely no way of knowing what is being disposed of on Town owned land. Certainly there are people who only dispose of concrete, asphalt and soil, but there are also people who dispose of additional materials that could contaminate our land – if it hasn't been already.
- b. Contaminated soil poses a serious and costly environmental risk to the Town of Vermilion. Contaminated soil comes in various forms and includes but is not limited to:
 - i. Soils containing pesticides and herbicides that can contaminate groundwater;
 - ii. Soils containing polynuclear aromatic hydrocarbons from coal, fuel, oil and other industrial byproducts;
 - iii. Soils containing petroleum hydrocarbons from crude oil and natural gas; and

- iv. Soils containing noxious weeds such as clubroot, scentless chamomile, etc., as the case may be.
- c. In order for the Town to utilize the soil or dispose of it, we would be required to complete the relevant environmental testing to ensure that it would be suitable for use. If it were not suitable for use, the Town would be responsible for remediation and/or implementing the necessary practices to ensure no further contamination.

3. Theft

- a. Given that we do not always have staff present at the compound, the Town's assets are at risk of theft. Many municipalities have restricted access to municipal buildings and/or compounds for this reason.

4. Cost & Capacity

- a. The Public Works Yard is almost at capacity for the disposal of concrete, asphalt and soil. Historically, we have allowed contractors to dispose of their materials in our yard as a cost savings to the Town when retained specifically for Town projects. That being said, if the work was not contracted by the Town, contractors were required to dispose of their materials at the appropriate waste management facility/landfill, whether through the Vermilion River Regional Waste Management Services Commission or the City of Lloydminster Landfill.
- b. The cost to grind the concrete we have on site now outweighs the benefit of the value we would generate from its resale. Further, the cost of disposing or grinding this concrete has not been budgeted for in 2025 or prior years. Should Council endeavor to continue the acceptance of materials at the Public Works Yard, administration would recommend that the costs for the disposal of those materials be included in the 2026 budget.

ATTACHMENTS

- 1. Public Notice regarding closure of the Public Works Yard



Changes to Public Works Yard Access and Disposal of Materials

Effective May 31, 2025, the Town of Vermilion's Public Works Yard will no longer accept the disposal of any materials from the public.

Access to the Public Works Yard will be restricted to Town Employees only.

Residents who need to dispose of materials such as concrete, asphalt, and soil must make alternate arrangements.

This change is being implemented due to limited space and increasing concerns about yard security and safety.

The City of Lloydminster Landfill accepts clean concrete, asphalt and soil and is located approximately 3.5km north of 44 street on 40 avenue on the east side of the road. Visitors may also access the Landfill via 50 Avenue, turning east on 67 street and travelling approximately 1.75km then turning north on 40 Avenue. For more information, please contact the City of Lloydminster by phone 780-875-6184, email info@lloydminster.ca or by visiting their website at:

<https://www.lloydminster.ca/home-property-utilities/garbage-and-recycling/landfill/#MaterialRatesandFees>

Robert Dauphinee



REQUEST FOR DECISION

SUBJECT

Economic Development Week

RECOMMENDATION

That Council for the Town of Vermilion proclaim May 11 – 17, 2025 as Economic Development Week.

OR

That Council for the Town of Vermilion receive the proclamation of Economic Development Week as information.

BACKGROUND

We all know that economic development is critical. It is the foundational work that helps to create jobs, support businesses, and improve the quality of life in communities large and small. These days everyone is talking about the importance of economic development because we all feel the impact of inflation is having on the Alberta economy, and we recognize how this practice is bolstering municipalities, helping assist them.

International Economic Development Week is a North America-wide celebration and recognition of economic development professionals and the essential work they are doing every day. It was created by the International Economic Development Council (IEDC) in 2025 to increase awareness of local programs that create jobs, advance career development opportunities, and improve the quality of life in communities everywhere.

Economic Developers help entrepreneurs achieve their dreams, existing businesses expand, new businesses find sites and workers, workers get training, revitalize neighborhoods, and promote the community.

That Council for the Town of Vermilion encourage increasing awareness of local programs that create jobs, advance career development opportunities, and improve communities' quality of life across Canada.

ATTACHMENTS

1. Economic Development Week Proclamation

PROCLAMATION

TOWN OF VERMILION ECONOMIC DEVELOPMENT WEEK MAY 11—17, 2025

- WHEREAS,** the International Economic Development Council is the largest professional economic development organization dedicated to serving economic developers; and
- WHEREAS,** the International Economic Development Council provides leadership and excellence in economic development for communities, members, and partners through conferences, training courses, advisory services and research, in-depth publications, public policy advocacy, and initiatives such as the Accredited Economic Development Organization program, the Certified Economic Developer designation, and the Entrepreneurship Development Professional, and
- WHEREAS,** economic developers promote economic well-being and quality of life for their communities by creating, retaining, and expanding jobs that facilitate growth, enhance wealth, and provide a stable tax base, and
- WHEREAS,** economic developers stimulate and incubate entrepreneurship in order to help establish the next generation of new businesses, which is the hallmark of the Canadian economy, and
- WHEREAS,** economic developers are engaged in a wide variety of settings including rural and urban, local, provincial, and federal governments, public-private partnerships, chambers of commerce, universities, and a variety of other institutions, and
- WHEREAS,** economic developers attract and retain high-quality jobs, develop vibrant communities, and improve the quality of life in their regions, and
- WHEREAS,** economic developers work in the Town of Vermilion within the province of Alberta.
- RESOLVED** I, Josh Rayment, Deputy Mayor of the Town of Vermilion, do hereby recognize May 11 - 17, 2025 as Economic Development Week in the Town of Vermilion, and remind individuals of the importance of this community celebration which supports expanding career opportunities and making lives better.

BE IT FURTHER RESOLVED that the Deputy Mayor is authorized and directed to transmit an appropriate copy of this resolution to Economic Developers Alberta in support of these provincial celebrations.

Signed the 6th day of May 2025

Josh Rayment
Deputy Mayor of the Town of Vermilion