

MINUTES OF THE ADDITIONAL ASSESSMENT REVIEW BOARD HELD
TUESDAY, AUGUST 25, 1998 IN COUNCIL CHAMBERS

PRESENT:

Mayor:	Dave Fegan
Deputy Mayor	Sandy Beagle
Councillor:	Fred Bell
Clerk of Assessment Review Board	Wendy Ramberg

CALL TO ORDER

Mayor Fegan called the meeting to order at 7:38 P.M.

CN Railway

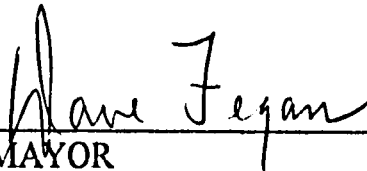
Roll #208 Section 12 Township 28 Range 26 Meridian Ptn S.W.
Local Improvement Frontage Assessment 433.258


Mayor Fegan moved to reduce the frontage by 50% on Roll 208.

Adjournment

Deputy Mayor Beagle moved meeting adjourn at 7:47 p.m.

CARRIED UNAN


MAYOR


MUNICIPAL ADMINISTRATOR

MINUTES OF THE ASSESSMENT REVIEW BOARD HELD TUESDAY, AUGUST 25, 1998 IN THE COUNCIL CHAMBERS

PRESENT:

Mayor:	Dave Fegan
Deputy Mayor	Sandy Beagle
Councillor:	Fred Bell
Clerk of Assessment Review Board	Wendy Ramberg
Assessor	Ed Muchowski
(Regional Assessment Management & Consultants)	

CALL TO ORDER

Mayor Fegan called the meeting to order at 7:00 P.M.

APPOINTMENT
OF PRESIDING
OFFICER

Deputy Mayor Beagle moved to appoint Mayor Fegan as the presiding officer.
CARRIED UNAN.

APPEALS

7:15 p.m.

Art Rathwell Roll 1518 Lots 3,4 Block 2 Plan 4011X
Land 7,200 Improvements 31,500 Total 38700

(Mr. Rathwell did not appear until 7:40 p.m. and addressed the Assessment Review between Mr. Hart and Mr. Boyer)

Mr. Rathwell was under the impression that moving the detached garage on his lot would only affect his taxes by \$100.00. Our Assessor, Ed Muchowski explained to Mr. Rathwell that the assessors have nothing to do with setting the mill rate, only the assessments for the properties. Mr. Rathwell felt the assessment on his detached garage was too high. The assessment for the garage was 5,800.

The assessor felt that the garage had received a fair and equitable assessment as it was assessed at only a fair rating, being only a shell with no concrete floor.

DECISION

Cou. Bell moved to maintain the assessment on the Rathwell property being 38,700.
CARRIED UNAN.

7:30 p.m.

Dennis Hart Roll 3203 Lot 4 Block 14 Plan 7711236
Land 9,180 Improvements 68,130 Total 77310

Mr. Hart came to discuss the fact that his assessment had increased from 42,620 to 77,310.

The assessor explained that there had been an error made on this property. Mr. Hart's property had been assessed based on an 1875 sq. foot home when in fact his home was 1,023 sq. ft. Mr. Muchowski did not have the adjusted figures but the assessor will be forwarding the corrected assessment to the Administrator shortly.

DECISION

Deputy Mayor Beagle moved to accept the recommendation of the assessor to reduce the assessment based on 1,023 sq. foot amount. It was further moved that until the correct assessment is known Mr. Hart will be allowed to pay the amount of his 1997 tax bill and the balance not paid by September 1, 1998 will have the penalty waived for that period.
CARRIED UNAN.

7:45 p.m.

James George & Michelle Danielle Boyer Roll #3205
Lot 6 Block 14 Plan 7711236
Land 9,180 Improvements 81,560 Total 90740

Mr. Boyer came to discuss the amount of his taxes compared to the people on his block. The assessor explained that the Assessment Review Board discusses assessments only and the assessor has nothing to do with setting the mill rate. Other properties' assessments were discussed. In the opinion of the assessor the assessment of 90,740 was fair and equitable considering the size and newness of the home. The home has since had a garage built on it which will further increase the assessment.

DECISION

Mayor Fegan moved to accept the recommendation of the assessor to uphold the assessment of 90,740. **CARRIED UNAN.**

8:00 p.m.

Alberta Wheat Pool

Roll #207 RW LEASE 11800-14
Land 27,000 Improvement 1,706,590 Total 1733590

Roll #307 CPR LEASE 0360005
Land 15,390 Improvement 414,850 Total 430240

Roll #3702 Lot 3 Block 1 Plan 8011445
Land 8,860 Improvements 541,550 Total 550410

There was no representation from Alberta Wheat Pool at the hearing although they submitted their fee for the three parcels. The assessor was in conversation that morning with their representative, Rob Gagne, of AEC Valuations.

DECISION

Deputy Mayor Beagle moved that since there was no evidence presented at the court regarding these properties, that the assessments remain the same. **CARRIED UNAN.**

LOCAL IMPROVEMENT APPEAL

8:15 p.m.

CN Railway

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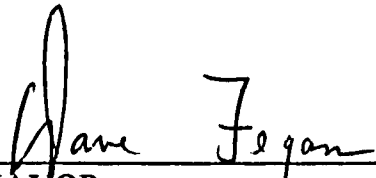
Mr. Micheal Gourley, representing CN railway came to discuss the local improvement charge for the unleased C.N. property located on 5th avenue that was recently paved. C.N. feel that because their property has an irregular shape and an unusually large frontage, the frontage should be reduced by 50%. Mr. Gourley presented evidence of prior reductions in other places. He also sited section 404 of the Municipal Government Act that allows for reductions for differently sized or shaped parcels.

DECISION

Deputy Mayor Beagle moved to postpone the decision until further information was supplied to them by Administration. **CARRIED UNAN.**

ADJOURNMENT

Cou. Bell moved for adjournment at 8:45 P.M. **CARRIED UNAN.**


MAYOR


MUNICIPAL ADMINISTRATOR