

RM of Springfield Council Meeting
May 17, 2022

WITHOUT PREJUDICE (E&OE)

LENGTH OF MEETING 54 Minutes and 44 Seconds

3. APPROVAL OF AGENDA - *Be it resolved that the Agenda be amended as follows: Add 1. Council Meeting Schedule.*

5. ELECTED OFFICIAL REPORT - Mayor Fell - Councillor Williams, are you on? Uh, the Elected Official Report, that's Councillor Williams. **She turned the floor over to him.** Councillor Williams - Yes, uh, I will not be running in the Fall Municipal Election. Overall it's been a rewarding experience but my life has moved on and I uh I can't uh say that I would be um interested in putting a lot of time and effort into another 4 years. So thank you for that. **NOTE: Councillors Ralke, Bredin, Fuhl, and Mayor Fell all thanked him profusely for his service. However Mayor Fell also said "I'm looking forward to working with you for the next 5 1/2 months and for the next election too....". Councillor Williams thanked them for their kind comments. Frankly having discussed politics with Peter Williams for quite some years, his performance on Council was quite disappointing as he seemed to have reversed all his previous positions.**

6. QUESTION PERIOD - Janet Nysten - I'd like to speak to Item 9.1 (Recreation Fundraising Plan) first and then 4.1 (Financial Plan Hearing Minutes). I'm pleased to see the fundraising strategy for the Community Recreation Centre. It looks like people have been working I guess behind the scenes from the general public so that's nice that this has come forward. I just wondered, how does it fit into the Financial Plan that you are giving second and third Reading to. Mayor Fell - In what way? Janet Nysten - Well, if they.... **NOTE: When Ms. Nysten tries to answer, Mayor Fell interrupts her.** Mayor Fell - They haven't started fundraising yet. It will be reflected in the Financial Plan. Janet Nysten - Why wouldn't the estimated \$4 million of fundraising money be reflected somewhere in the budget? Mayor Fell - Well, it may be next year but we haven't actually formally adopted this by Council so can...wouldn't have reflected it in our Financial Plan. Janet Nysten - Well, I guess that's the point, if you're going to adopt it on the same day you're doing your Financial Plan, it would be nice if they kind of dovetailed because in this document it says an estimated \$20 million dollars for the Recreation Centre and in your Financial Plan um there's significantly more money sort of potentially being reflected so ..can we confirm that the estimated cost is \$20 million, that this report is correct in that? Mayor Fell - That is the price of the Recreational Centre when we developed it. Uh it might have changed by now, we'll have to see when it actually gets built. The ISIP funding actually covers between..if we get full ISIP funding...covers between \$12 or \$13 million dollars of the build. We do have um some funds set aside in Reserves for the Recreation Centre along with this uh fundraising of \$4 million so um again it depends on how much grant funding is awarded to the RM for this project and that will determine how we fund everything else so as I mentioned before, we have to put it in the Financial Plan if we end up getting ISIP money but how all is...all the funding levels are going to fall from other levels of government, from fundraising, from us, it's to be determined and I can't give any further answers other than that because I simply do not know. Janet Nysten - Your campaign has started and so I guess Mayor Fell (interrupting) - I'm not going to be talking about... Janet Nysten - Well no, I just want you to confirm that you're not going to proceed without substantial grant funding again, you've said that before... Mayor Fell (interrupting) - Ya, I've said it about 15 times now so I'll say it again, **this Council is in 100% agreement that we need government funding from other levels of government to proceed with the FULL BUILD of the Recreational Centre.** **NOTE: There has been no "grassroots" effort at fundraising for a Recreation Centre, that is one point, and the other is, what does "Full Build" mean? Does that mean they might try to do a portion of the design and then finish it at some later time? All other Community Centres in Springfield have been the result of initiatives on the part of people in the community and have then been supported by funds from the Municipality once significant funds had been raised by the "grassroots".** Janet Nysten - Then my confusion is that your Financial Plan isn't reflecting that. Mayor Fell - And I understand that's your opinion. We do...we did have a Financial Manager who worked on the budget and who liaised with the Province who abides by PSAB so again your comments are taken under consideration. How we ar...we have moved forward and we have adopted the Financial Plan based on the recommendation of our Financial Manager and the Province. So I appreciate the comments. Do you have any other questions? Janet Nysten - Yes, um will you confirm you will not start the project until I guess the fundraising is in place or alternative funding is in place? Mayor Fell - I've answered that question and I'm not answering that question again. **NOTE: When Ms. Nysten tries to speak, Mayor Fell interrupts her.** Mayor Fell - Council, if you would like to answer the question about the fundraising...I think I'm being very clear, on the Recreational Centre. **Council will not move forward with building a Recreational Centre unless we get grant support from other levels of government.** It's that simple. I can't make it any more clear than that and I'm sorry. Janet Nysten - Ok, but my question wasn't ..the last question wasn't about grant funding, it was about fund raising. Mayor Fell - And I'm letting you know, this Recreational Centre is contingent on being built on grant funding from other levels of government. It's not contingent on anything else. Janet Nysten - Ok, so my comment and then I will follow up with the last question, but it is that the general public are very concerned that other community centres had to do fundraising so I guess I'm happy to see that this document here, I'm happy to know that there's going to be local fundraising in Oakbank and area for this project. **NOTE: In the case of other community centres, the INITIATIVE came from the people in the area while for the Recreational Centre, the initiative, i.e. the formation of a fundraising committee, is from the Council. The local community has not started fundraising for the Centre on its own. The Committee will now try to encourage the populace to commence fundraising for the project.** But unless you commit to it like you committed to say Cooks Creek, we're not being um Mayor Fell (interrupting) - You'll just have to follow along with Council for updates that we get from the Fundraising Committee and the Fundraising Committee was commissioned last year. You'll have to continue following along on agendas to find out when there's updates for the public on their fundraising progress. Do you have any other questions, Janet? Janet Nysten - That wasn't the answer to my question, I'm sorry... Mayor Fell (interrupting) - I'm answering your question. Do you have any other questions? Janet Nysten - Ok, so what you're basically saying is the citizens have no say in this anymore. Council's going to do what they want. They're not committing to local fundraising to appease the public's needs and you're saying that it is only going to be based on Mayor Fell (interrupting) - I'm not saying any of that but Councillor Ralke, did you have a comment or an answer? Councillor Ralke - I think I just, I'm hoping to understand where Janet's coming from so we wouldn't be able to put a fundraising committee who's in it of their own accord working for our community citizens because strange things can happen. Pandemics can happen. We can't predict that everything is going to come to fruition based upon the time line that is placed within your fundraising plan. So Anola Community Club had to do their own fundraising. They didn't have anybody supporting it, we did it on our own. We came to Council, Council then said we'll do a third, third, third

back then. That's many years ago. So if we could get the commitment from one government so it was only when the Province, the Feds had decided to put money in together that then the RM supported that with a third, third, third function and then we still as a fundraising committee on our own still had to put that money forward as well because then the project would not go forth. So we had to continue or start our programming first, our fundraising, our events but I have to be honest with you, one event could take place and we'd make \$3.00 because it did not go over well and meanwhile I had predicted we would do \$9,000. So then you get it constantly moving and changing and coming up with different plans and ideas for what you're going to do for your fundraising. So I wouldn't ask anybody to go ahead and commit and say you're going to back my \$4 million or my \$1 million when it's up to me to achieve that and it's up to every citizen in this community, not only Oakbank and area, it's all of the municipality who's going to benefit from this. So we can go out to Ward 4 and we can go out to Cooks Creek and we can go everywhere and everybody in there is going to have a benefit to using this facility. So I don't know if that helps but that's I'm thinking one of the questions you had asked as to why it wouldn't be there. I'm saying it can't be until we get that committee started and moving and our first event or their first event taking place and they start to see that they're meeting those criteria as well as the donations that need to come in based upon uh what we read in that report. I hope that helps. **NOTE: Councillor Ralke is just confirming what Ms. Nylen has questioned, that Council is setting up a Fundraising Committee rather than the initiative coming from the "grassroots", i.e. the community, unlike in the case of the Anola Community Club expansion which was started by members of the community and then when they had some funds, they approached Council for support.** Mayor Fell - Thank you, Councillor Ralke. Do you have any other questions or comments, Janet? Janet Nylen - Can I respond to that, please? Cause it was very helpful and that was the concept that I was trying to express is that with Anola and with Cooks Creek there was a commitment by the public to do fundraising. Now Council has never... Mayor Fell (interrupting) - That's what this document is. Janet Nylen - No, this is the ...their offering to do for the community, I agree, I'm happy to see it but what I'm asking from Council is that you do not...you're going to make the same kind of assurances that previous Councils have said that we need the community to get behind this. We're not going to just pay this by grants and taxes. Mayor Fell - Ok so of course we want to get the community behind this. The community has said they wanted fundraising, there's now a fundraising plan in place but that's as far as I'll go. There's a fundraising plan in place, these people are energetic and if you're concerned about fundraising, my advice to you would be to actually give them a call, they're looking for representatives, and help fundraise if fundraising is a concern. They're always looking for people who want to be involved in the community to help out. It would be lovely for you to do that. And anybody else in Springfield. Is there any other questions or comments? **NOTE: Mayor Fell is deliberately misunderstanding Ms. Nylen and rudely interrupts her eight times. That seems to be Mayor Fell's "modus operandi" when hearing something with which she does not agree. What Ms. Nylen is trying to point out is that if the community was that interested in a Recreation Centre, they would have already started fundraising on their own and would not need a Council-struck committee to initiate the process. As it is, I have heard of no such initiative on the part of the populace of Springfield. After a 2 year economic downturn due to the COVID pandemic, such an initiative is probably not in the forefront of people's minds.** Janet Nylen - No thank you.

9. CONSENT AGENDA

9.1 Recreation Fundraising Plan - Councillor Fuhl - Ya I'd just like to add that once again what the Mayor said that uh funding will also come from other governments. We're not just going to be doing this on our own. That funding does have to come from other ..the Province or the Federal Government and the fundraising on top of that so this Council will not be financing this whole project on its own. **NOTE: Mayor Fell, while calling upon Councillor Ralke, did not give other councillors an opportunity to respond to Ms. Nylen so Councillor Fuhl said this when the Consent Agenda vote was being taken.** Councillor Ralke - And yes, I love the aspect of having that fundraising committee going to all the citizens in the RM to support it and because it is going to be a facet and like I, almost like a calculated um calculation that says, you know, here's one facet of funding, here's another one, and here's a third one, that's exactly what it'll be and I understand that it's really important to get the community behind this. It is really important to get every citizen buying into it, it is very important for everybody to understand that this is for all of us, it's not just for some of us and it is going to be very successful if we get that in mind and if people buy into it literally by fundraising so I am really, really looking forward to this and I can't thank that committee for working hard enough. **Note: Typical rambling from Councillor Ralke that really adds nothing to the discussion.** Mayor Fell - I just want to actually thank the committee members that have stepped up and volunteered in the community. **NOTE: Mayor Fell and Council initiated the fundraising Committee. It was not a initiative on the part of the community.** Um your work is really appreciated. Um it's a big job to create a plan and to work on a plan and fundraise. Um it doesn't go unnoticed and if you do have questions about fundraising, I would encourage you if you'd like to get involved or um you want to do more community um just be involved in the community more, this is a great way to do that. Um all the information is on the Web Site under the Agenda or you can call our Community Services Department. They will help you to get involved with the fundraising.

7. BY-LAWS

7.1 By-Law 22-14 Taxation By-law (2nd Reading) - *Be it resolved that 2nd. Reading be given to By-law 22-14 being a by-law of the RM of Springfield to establish rates of taxation and impose taxes for 2022.* **CARRIED 5-0**

7.2 By-Law 22-14 Taxation By-law (3rd and Final Reading) - *Be it resolved that 3rd. Reading be given to By-law 22-14 being a by-law of the RM of Springfield to establish rates of taxation and impose taxes for 2022.* **CARRIED 5-0**

10. NEW BUSINESS

10.1 Manitoba Association of Municipal Emergency Coordinator Conference - June 7 - *Be it resolved that all of Council be delegated to attend the Manitoba Association of Municipal Emergency Coordinators Conference being held on June 7th in Winnipeg at their discretion.* **CARRIED 5-0**

10.2 Sale of Land Resolutions - *Be it resolved that Council of the RM of Springfield deems Roll 61300 to be surplus land and authorizes the sale to Wayne Edie at the current assessed value. Be it further resolved that the purchaser be responsible for all costs associated with the transfer of the land.* Mayor Fell - I'd also like to know um Council has created in conjunction with Administration a Land Sale Reserve so that when land is

sold in the RM, the funds from those sales go into the Land Sale Reserve and when we do need to buy land for things like drainage projects or retention projects, we can use that funding from that Land Sale Reserve to purchase new land for projects important to the constituency. Is there any other comments or questions from Council? All those in favour? **CARRIED 5-0**

10.3 List of Accounts - *Whereas disbursements have been reviewed for the period of April 21st to May 5th, be it resolved that all accounts listed on the attached printout from cheque 154707 to 154822 totalling \$859,283.49 and the following EFT entries be approved for payment: Red River Co-Op \$56,875.97, Western Financial \$12,349.05, Petro Canada \$133.20, Amelia \$135.03, RBC Visa \$37,308.23 and be it further resolved that April payroll in the amount of \$393,552.43 be approved.* **CARRIED 5-0** **NOTE: I have questioned the CAO on some items on this list of accounts and will include her response in future notes when received.**

10.4 Financial Statements - *Be it resolved that the financial statements for the months of January, February, and March 2022 be approved as presented.* **CARRIED 5-0**

8. Delegation - Assessment Tax Impact Presentation - Speaker does not identify himself. So I have 2 separate presentations and I can go to perhaps the Tax Impact one first and talk a little bit about our aerial image project that we just completed over the winter that was pretty interesting in terms of its impact so uh I guess, why are we here today? Legislation, the Municipal Assessment Act requires us to update the assessment roll every 2 years. The pandemic delayed it this time around so we're doing it 3 years after our last tax assessment. Our last assessment was based on a April 1st, 2018 reference date and the new reassessment will be based on April 1st, 2021 reference date. So we're seeing an adjustment to the assessment over a 3 year time period whereas it's been every 2 years up until recently. And how do we arrive at that number or those numbers? Every time a property sells, we go out and we review those sales. Uh a lot of that we review through Keystone Matrix which the realtor data base but with lots of farm sales for example, we have to do a lot more digging, uh commercial sales, that sort of thing, there's a lot more research done on our part. So our staff do verify every single sale that happens. When I say we verify every single sale, we try to contact every single one of the sales that aren't sold through Keystone Matrix. Um so in between April 1st 2018 and April 1st 2021 there were 1,311 sales in Springfield. So we go through a verification process and the reason we do that is sometimes you'll have dollar sales which are not true transaction value, sometimes you'll have forced sales where someone had to dump a property below its market, sometimes you'll have people that come along and pay way too much for a property which uh the last couple of months you might think is every property but that's just the state of the market. And so once we go through that verification process, when we remove the highs and the lows and those invalid sales, we're left with 933 sales that were used in arriving at the assessments for all the properties in the RM so roughly about 12% of the properties that sold were used in arriving at the reassessment values for everyone. I always like to highlight some of the highest sales just for Council's interest so in that 3 year time period there were 34 properties that sold for in excess of a million dollars and the majority were commercial parcels or development sales and so that seems to be where most of the activity has been and the farm component is also extremely strong at the moment and it's funny that the lowest sale or not the low....usually our residential sales at a lot of these readings are the highest but that's not the case in the RM of Springfield. Our highest residential sale and I say residential parcel of land with a house purchased for the highest and best use as a home to live in, our highest sale was \$1.29 million in the RM of Springfield so that's up to April 1st. 2021. There's been a lot of market activity since and all those sales will be used for the next reassessment to be based on April 1st. 2023 market values so that's a little commentary on the market. So today in the mail we have just over 8700 reassessment notices going out in the mail and some of your emails or your ..uh may start getting lots of calls about it. That's our problem. We need to answer to those property owners and if they have any questions or concerns, we will be trying to address those with them when those notices come out. A couple more things ..so once those notices are sent out and let's say people are not happy...we do try to talk to everyone and explain why the value has changed. It doesn't always go up, sometimes it goes down. We try to explain that and uh if people are not happy, they do have the right to appeal at the end of the process but that's usually the last step. If we can do anything to make it...to address the person's concerns or relook at a property, we will. An assessment process is always the last step. Just for your information, last year there were a total of 14 appeals for the RM of Springfield which is pretty low when you've got 8700 properties but we've had years when we've had 200 appeals and 3 days worth of appeal hearings so hopefully that doesn't happen this year but that may happen. So um perhaps I'll get into the actual report now and if there are any questions as I'm going along, please fire away. I won't go through the report word for word but there's 3 pages that I typically focus on and that's the ones with all the numbers on pages 2, 4 and 5. Uh Page 2 is the one that outlines the big impact of the reassessments so Province-wide the total assessment base is going up 10% so if you add up all the 136 municipalities in Manitoba and take out...uh average it all out, it's 10%. In the case of the RM of Springfield the average increase is 15%, just over 15%, \$217 million dollars is being added to the tax base for the 2023 year. And that's driven by a few things, uh changes to demand and supply of the property, uh new construction, uh and improvements to existing properties, and the improvement to existing properties, we found a lot of that with our recent project over the, once you're using, aerial imagery so I'll be talking a lot about that a little bit later so. Now not every property goes up exactly 15%. Some go up more, some go up less, and at the bottom of Page 2 on the right hand side it shows you the percentage change in each property class so if we're looking at single family residential, the average single family residential assessment is increasing by 15.5%. The last reassessment, that was 1.8% so that's a pretty big jump but again, this is over a 3 year period and the last time it was over a 2 year period. Um the apartments or your multi-family would be up about 7.6% and your condos which seem to be lagging a bit behind are 2 1/2% ..that's .. a lot of that is in this pandemic it seems like everybody wanted a back yard, room to run around, and the condos with their small yards and that sort of thing weren't as popular. But the big winner, depending on how you look at it, is farm property. Average assessment is going up 30.3% so that's continuing a trend and that's not an outlier for Springfield, that's consistently throughout the Province. Uh FCC has confirmed that with their own sales investigation and that's pretty big. Last time it was 13.3% the farm land went up. So that's looking at all Class 30 er uh assessed property so I don't have a breakdown of the building and land component but I would venture to guess the majority of that would be the land portion. So your farm land...we've had uh just looking at some municipalities, I was looking at another municipality uh that had 16 sales in excess of a million dollars. Every single one of them was a farm sale and you know, it's...Springfield is a unique municipality in size. You're right next to the city but there's a huge agricultural component as well and uh we...you don't necessarily have lots of sales within a specific neighbourhood but the trend throughout the region has seen big jumps. Sometimes you have buyers coming from outside of the area. We've seen some municipalities where buyers are coming in from southern Manitoba, buying up land **NOTE: As I typed this, I thought of Ted Falk's White Shepherd proposal and the potential West Pine Ridge Development.** and of course the supply of land isn't increasing so that meeting of

demand and supply, it's definitely being driven by the demand for land. Now again, since April 2021, that could change but it's definitely been a trend that has continued. Uh the commercial component's up about 11.2%, then the institutional pipeline and railway are not as increasing in line with the other portions but ..the big increases are in your farm and to a certain extent, the residential. So just because an assessment increases by 15% doesn't mean the taxes will increase by 15% next year so that's another thing to consider so that's another thing that we look at in this report. So on Page 4 of the Report, what we do is we take a look at, well what's that impact going to be on everyone's bottom line tax bill. Part of Page 4 is a bit of a rose coloured glass perspective. So we're taking, we're presuming your budget in 2023 is identical to what it was in 2022 and the last time I checked inflation numbers, I think they're around 6, 7% so we know your budget for 2023 will not be an exact to this year and then when you factor in the School Division, that has a huge impact as well, right. But if we're looking at the average...so if you had to raise the exact same amount of money next year, how does that look. So in the case of a person that has a 15.5% average residential property, they would see their taxes increase by 1.2% in a perfect world. I don't live in a perfect world and I don't think anyone here does so it's most likely going to be a bit more than that. How much, that's I guess depends on I guess budgetary constraints but that's a projection. Um the apartments we see a bit of a decrease, the condo property owners we see a decrease there as well. The one where there is a bit of an increase is with the farm so that 30% assessment increase, that person would see about a 14% tax increase. In this perfect world scenario, it would most likely be a bit more than that. And all the other property classes you see a bit of a decrease and everyone asks me, what's designated recreational, that's the one at the bottom, that's your golf courses, that's just an economic reality, they're not as...it's a small portion of your tax base but also golf courses aren't exactly selling for lots of money these days so. At the bottom of Page 4 is this pie chart. It talks about the number of properties with increases and the number of property decreases and again, it's assuming that perfect world scenario and here it's showing about 60% of the properties seeing a tax increase next year and 40% seeing a decrease. It will most likely be more than that 60% so that's the reality of this reassessment. If we look only at the municipal portion, we take the School Divisions out and only look at the municipal levy, that's addressed on Page 5 and uh you take that same single family residential property with 15% assessment increase, we're seeing .2% of the tax increase again in that perfect world scenario. You see all the other properties except for the farm dropping so but the farm will definitely be seeing an upward adjustment with the taxes next year. Um there are a couple of items, I mean there are options to municipalities to mitigate tax shifts if you want to. I haven't seen a case where they have been implemented and those are on Page 6 where we talk about phasing in increases and decreases, varying property class percentages, establishing tax credit programs, those are all tools available to a municipality. They're not often used but if that was something that Council would consider, uh you'd be advised to reach out to a MSO officer and they would help you through that process. Um one thing that will, you will likely get calls about is the Education Property School Tax Rebate. So last year for the first time a lot of people got a bonus cheque in the mail and what that cheque was, was a 25% of the school taxes that you would have paid on your property tax bill. If you owned the residential or the farm property, or say a commercial property is 10% of the total school tax portion. Uh so in this year's Provincial budget, it was announced that that would be increasing to 37 and a half percent of the Education School Tax amount and that again will come in the form of a cheque. Now there will be a bit of a reduction in the Homeowners Property Tax Credit so last year, it's reduced from \$700 to \$525. and this year it's been reduced to \$438. but then there's going to be that cheque that comes out. Overall there's probably a bit of a reduction to peoples' taxes as a result of that and then next year that the credits, that cheque is supposed to go up to 50% of the School taxes that you pay so if you're paying \$2,000. school taxes on your property tax bill, \$1,000. would be coming back in the form of a cheque. **NOTE: To me, that makes no sense to charge a certain amount and then incur the expense of cutting a cheque to refund half of that amount later on. Further one thing I would like to ask his Department is, WHAT IS THE REASON THAT MAYOR FELL'S ASSESSMENT AND THAT OF AT LEAST ONE OTHER COUNCILLOR WAS REDUCED SIGNIFICANTLY SHORTLY AFTER THE 2018 ELECTION. How would the Assessment Branch explain that?** Mayor Fell - So if the Province is sending out rebates for Education Tax or School tax, when is the actual School Tax amount on tax bills going to change? Tax speaker - That I haven't heard any announcement on...so you're talking about just removing it altogether from the tax bill? Mayor Fell - Well, we're...when I was thinking about this, like every year they're sending back 25% right? 25, then 50, then 75 and then 100, if they're sending back that rebate, why isn't that same percentage reflected on the Education taxes or is it at the end of year 4 that all of a sudden you're not going to be paying school taxes at all, like it...they haven't been clear with how the program actually works that I've seen from any of our uh correspondences with the Province. **NOTE: Fortunately for Mayor Fell, it is not based on the number of children you have using the Education system as she has 10 of her own children.** Tax speaker - I'll try to get more clear clarification on that and uh...I haven't seen anything that's more clear and I haven't heard of them going to 100% either. I've heard it going to 50% in terms of.... Mayor Fell (interrupting) - Well I think their intention is to take it right off the tax bill ...that's what I had heard but again I would like clarification if you could get that, that would be great. I know all of Council would like to see that so...and probably Administration. Tax speaker - For sure. So there are a couple of ways that people can get a hold of us. So we have an updated Web Site and with all those reassessment notices that are sent out, it's a...there's a...every property owner can create their own password and ID and you can go and look at your own property assessment information when that comes in the mail. Uh but invariably, the more information you provide, we generate more questions so property owners can contact us through our Assessment In-Box, we will reply to those as quickly as we can. People can still continue to call our office with their questions. We are having an Open House in the Springfield RM as well and we're having Open Houses across the Province so if a person can't come to the Open House in Springfield, we'll be in East St. Paul, we'll be in Brokenhead, we'll be throughout all the region meeting with property owners if they want and we're also doing a virtual uh inspections of people if they'd like, we've designated one night a week where if someone wants to make an appointment to talk to an assessor, they can do that, and that's Wednesday nights in our office. They can contact our office and we will meet through Teams or Zoom with property owners and try to communicate that way. And if those Open Houses could be promoted on the Web Site for the Municipality, that would be very helpful. Sometimes we come out and no one shows up, and other times it's busy but we'd rather see more people come than no one at all. So I'm very hopeful that we get some feedback on that. So any other questions about the Tax Impact Report itself? **NOTE: Someone does ask a question but as they are not on a microphone, I cannot hear what they ask.** We don't break it down as there is no average house in Springfield per se. I mean we could certainly run a report of assessments from A to Z and pick that number in the middle and see what the average assessment is but there's an extremely wide range. Last year and I'll move on to our aerial imagery discussion. Last May we had some Cessna airplanes flying around Springfieldand uh they had six cameras attached to the bottom of them and they were taking aerial images of the whole municipality...not the whole municipality, the majority of the municipality. The reason we do that is in the past we used to do door to door re-inspections of all the properties. That's an extremely slow process. Um where we would be able to do 5 inspections a day using going out door to door meeting with owners, using the virtual tool, we can do 14 properties a day. And our Department has been audited a number of years ago and there was...staggered in assessment and it's recognized by the Association of Assessors out of the US where

there's a standard where in a perfect world every property would be touched by our staff every 8 years and every bare land property would be touched every 12 years and that's just to ensure fairness and equity in assessments. So because you know as much as we believe everyone takes out a permit every time they build an addition or make a change, it doesn't always happen. What we often find is those honest people that take out permits, we go out and visit those but the people that aren't taking out permits for changes, we don't visit as much. So that's why we have these re-inspection policies where we go and we re-inspect as many properties as possible. It's extremely expensive to fly a municipality so you can't do every single roll, we'd love to but we can't but in the case of Springfield, we flew 6,965 properties, so about 3/4 of the municipality was flown last year. So what we did over the course of the winter is we reviewed those images and the provider we use is a company out of what is called the EagleView and in our presentation you can see there is a number of tools that we can use. We can zoom in on a property, we can look at it from 5 different angles, we can measure heights, width, length. When we fly again in 8 years which is our intent, we will have Change Recognition software imbedded into the imagery so we'll be able to see if there's been changes to a property much, much more quickly. This is a great tool for assessment, it's also ensuring that assessments are fair and equitable and often we get swings in value as a result of that and so this past project we impacted assessments by just over \$98 million in Springfield or about \$14,000. to \$114,000. per roll as a result of this aerial imagery project. And we can easily identify things like decks, sheds, shops, found a couple of homes that weren't assessed previously, pretty major but there's also things that have been removed from properties as well or perhaps there was a structure deemed of no value. You know, you could have a farm building where the roof is caving in, well that's not insured anymore, there's no value, those we can remove off the assessment bill. And it helps level the playing field in terms of value and that'll have a bit of an impact I'm sure with the phone calls we get. Whenever we do one of these projects, we get more phone calls to our office because there are often shifts in values. Once we explain why these changes have happened, typically people understand why we needed to do it. They might not like it, but it's where our mandate is to assess the market value, that's what we're trying to do with the tools I mentioned so it's a tool that we use and it's a huge advancement to what we do. We're able to touch more properties, to assess more properties and do it more efficiently as well. Those images are available to the RM as well so for a much lower cost than what it cost the assessment services so if the RM was interested and I'm sure the information, you can contact our provider. They have a number of licenses that they can provide to the RM for a fee and it's not just for assessment purposes, uh fire, police, by-law enforcement, building inspectors can all use those images quite well and it's a great tool to use and if you put it side by side say with a Google image, there's no difference or the quality, the resolution quality is much better with the imagery were getting from EagleView but there's a cost but we paid that cost and it is available to the Municipality. Not from us but from the provider. **NOTE: There was another question but I could not hear it.** There's the two, there's the oblique and the over top as well.

Mayor Fell - Peter, you're muted. **Councillor Williams** - And I guess what you cannot capture is the internal improvements like finishing a basement. **Tax speaker** - Ya, that we can't. **Councillor Ralke** - Ok so I was going to ask about that. That's not a consideration now that we've chosen to go this method which is of course more efficient and stuff. The other note I had ...you don't know what's in my basement. **Tax speaker** - Well, that is...that's true. We're not getting inside. Um and to be honest, you know when we go out inspecting, you know your chances of getting into a property are not that great to begin with. You know typically when a house is first build, or a structure is first built, you are more likely to get in but once it is built, it's pretty hard you know with just being able to contact people and it's not like we're right next door, like it's.... **Councillor Ralke (interrupting)** - That was the only reason why we kept our blinds closed was because of the assessors. (Laughter) **Tax speaker** - Although if you see the imagery it's pretty good. You can't see through the windows and I know some people might think it's a bit "big brother" and it's, they may feel that way but you know, we're like that referee that's got to make the call and you know, not everyone likes it if you call the hooking penalty but if it's a hook, it's a hook so. (More laughter) On the aerial imagery we've got 7 of these projects and I believe in the case of the City of Brandon, they were so impressed with the imagery, they went out and bought it themselves, you know, separate from us, so it'sit doesn't provide street view imagery which we wish we could have but what we do is each summer we hire step students that do that. So they will go out and take photos. But it's again, there's 93,000 properties in our district, they're not going to take a picture of every property and it's the ones that we don't get to. **Councillor Williams** - This picture that's on the screen right now, are you showing that to show there's a side yard violation? **Tax speaker** - Well what it would appear to be...uh I wouldn't actually, well it doesn't have to change recognition. It's showing that line of the structure but the City of Winnipeg, for example, has used it a couple of times now and they are noticing changes uh and so it's a tremendous tool for us. One thing that might be interesting ..they're supposed to start flying within the next week or two. We might see flood damage, you know, it's...we're not flying Springfield this year but the municipalities where we are flying, that's something that we might be able to notice as well. Further questions...uh... **NOTE: There was another question I could not hear.** (laughing) Not that we know of ..but it's ...there's that joke uh we always see how the Real Estate agents sees your property, how your appraisers sees...you know, we've heard all the jokes but we're just trying to make sure the values are fair. When people don't think they're fair, they can appeal and as we all experienced this year, sometimes people, they go to municipal board hearings and that's their right for sure. **Mayor Fell** - Is there any other questions other than thank you for coming in and giving us that presentation. And for offering to get back to us with some of that School Division information so thank you.

10.5 Council Meeting Schedule - *Be it resolved that the following changes be approved to the Council Meeting Schedule: Tuesday, June 7th cancelled; Tuesday June 14th 1 p.m. Council Meeting in place of Committee of the Whole meeting; Tuesday August 2nd cancelled; and Tuesday August 9th cancelled.* **CARRIED 5-0**

11. CLOSED MEETING Council went In Camera but not very long after, returned and adjourned.

ADJOURNMENT