



An Open Letter to the Public

The Council for the County of Stettler No. 6 would like to communicate some facts regarding the new shop facility and dispel misinformation being circulated that the Council plans to double or triple taxes to pay for the proposed new shop facility.

The cost of the new shop facility is estimated to be \$9.6 million dollars (\$7 million plus \$2-\$3 million dollars to develop the land). Council plans to pull \$2 million from reserves. The remaining \$7.6 million dollars could be borrowed and debentured over 30 years, making the actual cost to the County \$400,000 per year.

To build the new shop, Council could choose to carry the entire project or a portion of the project by introducing a tax levy. Ratepayers could see the following increases:

RATEPAYER	ANNUAL TAX BILL	ESTIMATED ANNUAL INCREASE to Tax Bill
1/4 Section of high value Farmland	\$691.67	0-\$11.60
1/4 Section of low value Farmland	\$303.49	0-\$5.09
John Doe (Farmland/Residential)	\$1,143.50	0-\$35.00
Jane Doe (Farmland/Residential)	\$1,680.69	0-\$55.58
Jim Doe (Farmland/Residential)	\$2,038.43	0-\$70.76
June Doe (Commercial/Residential)	\$4,357.57	0-\$152.58
Henry Doe (Farmland/Residential)	\$902.53	0-\$16.53
Ed Doe (Commerical/Residential)	\$10,517.44	0-\$256.43

The above chart reflects the minimum and maximum increase a taxpayer could see depending on how Council chooses to fund this project. It does not come close to doubling or tripling your tax bill.

Right now, the cost of borrowing would be less than the cost of bringing our current shop up to the required size and acceptable standards. Repair costs could have the same effect on your tax bill only we would be sinking money into a 47-year-old building that has air quality problems, electrical issues, space constraints, structural concerns and questionable insulation quality. Public Works offices were closed down in 2014 because they did not meet safety regulations. Public Works offices are currently housed in temporary Acto trailers. It is not a good business investment to continue to repair a 47-year-old building which the equipment and the County has outgrown. Initial estimates to begin immediate repairs and further investigation on the condition of the shop are over \$1.2 million dollars, not taking into consideration unexposed problems which may be uncovered in the process. In addition, Provincial standards dictate once we begin renovations everything will have to be brought up to code.

Current market considerations are showing 30-35% reduction in project costs which Council would like to capitalize on to realize savings for this project. Currently we have four buildings onsite accommodating Public Works, Agricultural Services, Utilities and our mechanics shop with square footage adding up to 28,500 sq. ft. The new shop design allows for 43,200 sq. ft. and will accommodate all of the above plus allow for a 2,750 sq. ft. bay for water storage tanks and related systems to supply water to the complex. We are in a unique situation, where construction now could add much-needed jobs and activity to our local economy. Council advertised and encouraged local trades to submit competitive bids to Scott Builders, the General Contractor who is tendering the project.

The County of Stettler is invested in our community. We provide essential services to residents and businesses by providing a safe rural road network and snow removal services. Our Public Works department and shop is responsible for maintaining the fleets and equipment used to provide this community with essential services including waste/garbage, fire, ambulance and clean, safe drinking water to seven communities and many rural properties.

Council urges you to contact them for more information or clarification on the County Shop project.

COUNCILLOR	PHONE NUMBER
Reeve Wayne Nixon	403-741-6129
Joe Gendre	403-740-9551
James Nibourg	403-741-9493
Dave Grover	403-740-2973
Greggory Jackson	403-741-9686
Ernie Gendre	587-282-1644
Les Stulberg	403-740-5003

Sincerely,

County Council

