

Town of Bassano

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Main Street News...Something Big is Coming

Over the past few years, Town Council, with the support of the community has worked hard to modernize all its business practices, to develop new strategies, and to move outstanding projects forward. The work aligned with our three-pronged approach “*Beautify, Build, Benefit*”. Throughout this journey, there has been tremendous support from the community, from property clean-ups to local events, public participation, and an overall welcoming of new families and businesses. Keep up the great work Bassano!

New census data is in, and our population increased to 1,216 – a gain of 2-3 families. In 2021, there were 45 property sales, and over the past 7-weeks, 9 more. Many of the buyers are from out of the area. In addition to residential sales, Bassano has welcomed many new businesses: Bassano Family Dental, Bassano Transloading, Bassano Dynamite Academy, K & S Auto and Truck Repair, Joel Manorek, Gary Silk, and Art & Soul, to name a few. We saw the demolition of deteriorated commercial buildings on the main street and the Old Highway 1, along with many building facelifts. The support of the community enables us to promote Bassano and its development opportunities.

On February 3, 2022, a special council meeting was held. This was a closed meeting to review a private building redevelopment for main street. On February 10, 2022, Council facilitated an invitational meeting with developers, tradespeople, suppliers, and the manufacturing sector to present the building redevelopment. The purpose of the meeting was to bring together businesses that may be able to supply services to assist with the building redevelopment and to learn about the challenges and opportunities faced by the attendees. Key takeaways included a labour shortage, a housing shortage, and the need for highspeed internet. Council will be working through the meeting outcomes over the coming months.

With that, it is our pleasure to present **Agritech Haven International (AHI) Bassano**, the next phase of our main street revitalization efforts. The Town has been working with Mr. Sarpal the **longstanding property owner of 517 - 2nd Avenue** to repurpose their underutilized building. AHI develops mass scale agricultural smart communities. AHI’s templated developments meet international regulations and are designed with logistical and environmental awareness, transforming through data-driven learning methods to proactively address food security and data storage issues worldwide. Their developments support data centres and vertical farming operations, among other things. Sarpal and his team designed and is building **AHI Red Deer**, a 119-acre smart community industrial development. AHI Bassano is the second phase of the investment for Sarpal.

Below you will see development renderings (*subject to may change based on tenancy needs*).



Something Big is Coming...continued:

Sarpal and his team endeavour to secure building leases within the next 90-120 days. If this is accomplished, they will proceed to redevelop the building for a grand opening in 2023. Council has authorized administrative resources to help achieve the project vision as it relates to the Town's main street revitalization and growth plans.

The development is contingent upon two things:

1. Hardwired, fibre internet to the building, and
2. Securing tenancy.

This investment welcomes many different storefront options such as, professional services, optometry, denturists, medical services, a brewery/cidery, warehouse space, specialty markets, an outdoors store, laundry mat, and more. Lease price starts at \$9.00/sq ft. Let's expand our collaborative actions to attract tenants that meet the needs of the community.

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Recreation Grant Fund

The Town of Bassano and the County of Newell are happy to announce the 2022 recreation grant fund!

For recreation and leisure user groups within the Town of Bassano and Division 6

- ▶ Eligible expenses include operating costs, programs, and event expenses.
- ▶ Applications must include a statement of need, budget, and a current financial statement among other details.

This pool of \$50,000 is contributed annually by our two municipalities to support the long-term sustainability of our recreation and leisure services and improve quality of life for our residents.

Changes have been made to the grant funding process to better meet the needs of our applicants.

For the updated grant application/guidelines visit www.bassano.ca, www.countyofnewell.ab.ca, call us at (403)-641-3788, or reach out to your councillor.

IMPORTANT DATES:

- Applications open - March 31st
- Applications close - April 30th
- Evaluation period - May 1st- May 14th
- Funding distribution period - May 15th - May 31st

February 25, 2022

Join us at the March 14 council meeting at 6:00 p.m. to hear the 2021 financial audit presentation. The meeting will be held at the Community Hall (610 - 2nd Avenue).

FRIENDLY REMINDERS FROM THE TOWN OFFICE - WE CAN HELP

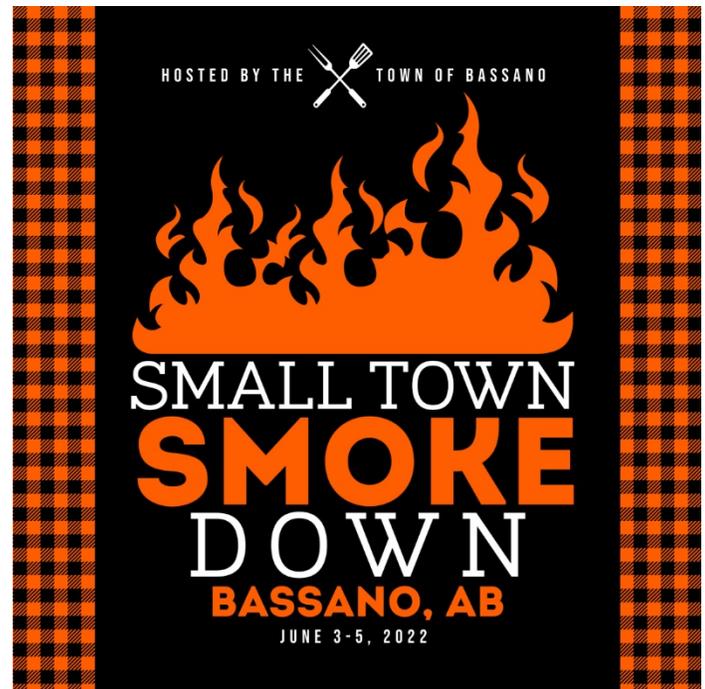


Renew your dog and cat licenses in January - they are due at the beginning of each year



Renew your business license

It's official, Bassano will host a professional and amateur BBQ competition this summer!



BBQ on the Bow Society will be running the judging and organization of pro teams for this event. Contact them at bowteamsinfo@gmail.com for more info.

An amateur event will be held on June 4. Contact Sydney Smith for more information at assistant@bassano.ca or 403-641-3788.

More event details to follow!



2022 UTILITY RATES – Public Notice

February 24, 2022

To the Residents of Bassano,

Town Council passed the 2022 Utility Rates Bylaw #923/22 earlier this month. New utility rates come into effect as of January 1, 2022 and continue to support our efforts to achieve departmental cost recovery of each utility. In 2019, it was determined that the Town could no longer subsidize utilities through taxation. Rather, the Town would endeavor to implement a user pay utility model. As part of this process, Council evaluated the difference between residential and non-residential (commercial) rates and took steps to equalize fees. Non-residential utility rates were significantly higher than residential rates, and in most cases, non-residential users consumed much less than residential users. This resulted in a rate imbalance.

Council went beyond the evaluation of rates and discussed at length how a change in utility rates may affect beautification as well as affordability for the residential and non-residential users. After running multiple scenarios, Bylaw #923/22 was chosen as the best option to ensure the Town can maintain businesses, service residential properties, and continue to keep the community looking vibrant.

New utility rates are outlined below and are issued bi-monthly (every two months).

RESIDENTIAL		NON-RESIDENTIAL	
Water	Flat fee \$20.00 plus \$2.65m ³ up to 500m ³ /annum. Over 500m ³ /annum is \$3.50m ³	Water	Flat fee \$20.00 plus \$2.65m ³ up to 3,000m ³ /annum. Over 3,000m ³ /annum is \$3.50m ³
Sewer	\$31.50	Sewer	\$31.50
Garbage	\$22.15	Garbage	\$22.15
Recycling	\$7.40	Recycling	\$7.40
Processing fee	\$5.00	Processing fee	\$5.00
Bi-monthly fee (less water @ m³)	\$86.05	Bi-monthly fee (less water @ m³)	\$86.05

Note: mixed use and live/work developments on Main Street, as well as residential properties with Accessory Dwelling Units have variable rates based on the number of units.

We recognize that users may have to adjust how they consume or use their water utility. In 2021, the water utility was still subsidized through taxation by \$46,000. As costs continue to increase across the globe for all services and amenities, it was simply not feasible for the Town to offset the cost of utility expenses through general taxation.

Facts about each utility are included for reference.

Water facts

- ✓ On average, one person uses 3-5m³ of water per month in Bassano.
- ✓ On December 31, 2021, all but 3 properties in Bassano were metered.
- ✓ Metering properties, consumption awareness, and system repairs has helped us track and manage water loss within the distribution system.

	Water Consumption (m3)				
	2017	2018	2019	2020	2021
Water Consumption Billed	196,669	179,708	156,950	152,224	180,384
Water Purchased from NRSC	259,527	246,457	213,076	182,840	226,653
<i>Difference</i>	76%	73%	74%	83%	80%

- ✓ Residents expect access to clean potable water, this has been achieved through regional water delivery.
- ✓ The water debenture (loan) will be paid off in 2024. The total amount charged under the water department for this is \$133,000/annum.
- ✓ Water department budget is \$567,000. The water department is now at cost recovery with the new rates.
- ✓ Council will review how municipal parks and facilities are watered to determine where adjustments need to be made to reduce water usage.

Solid Waste (Garbage) facts

- ✓ Garbage department budget is \$102,000. Collection fees are paid for pick-up services, \$59,000 and a requisition is paid to the regional landfill for receiving the Town's waste (household, business, and to operate the transfer site), \$43,000.
- ✓ Garbage fees are much lower within Bassano and the Brooks Region because the regional landfill accepts various types of construction waste. The construction waste revenue is then passed along to municipalities through lower requisition fees.

Recycling facts

- ✓ Recycling department budget is \$30,000. Of this, the Town provides BARRA, the recycling depot a \$10,000 operating grant each year. \$10,000 is paid to the regional landfill for recycling services, and \$10,000 is allocated towards local initiative for contracted tree removal, wood chipping, and clean-up projects.

Sewer facts

- ✓ Sewer department budget is \$137,000 less cost of capital expense for the lagoon project.

We are aware that the decision to increase utility rates is unpopular. Now, each utility: water, sewer, garbage, and recycling will be at cost recovery. This was a four-year process. Please join the Council meetings to observe our conversations, and to learn how and why decisions like these are made.

Sincerely,



Irv Morey,
Mayor