

Village of Nobleford

2004, 2008 and 2010 Municipal Excellence Award Recipient

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March 22, 2013 1:30 pm News Release

At the 2013 Nobleford School Business Luncheon the Village of Nobleford is pleased to provide the following NEWS.

With the recent Provincial budget reducing transfer payments to Nobleford and an increase in school tax requisitions by 95%, you would think that Nobleford would increase Municipal property taxation.

Once again Nobleford will stay the course. Due to wise planning that started in 2005 when the Village implemented strategies to reduce its dependency on Municipal property taxation, focused on consistent sound governance priorities and diligent management, along with a proven commitment to all its residents, Nobleford has reduced net property taxes for each year since 2006 totaling over a 50% reduction to date.

Noblefords Municipal property taxes will be going down again in 2013.

1- For 2013, The Municipal portion of the property tax bill for Residential, Commercial and Industrial properties will go down by 80% in order to cushion the increased tax requisitions Nobleford.

2-Due to sound strategies, Based on the 2012 Municipal Levy for property taxation, the Village of Nobleford plans to make reductions to Property tax of 1% each year for 2014 thru to 2017.

3-In 2018, Noblefords Centennial , we plan for a Municipal Levy, tax fee year for residential home owners. No municipal taxation in Nobleford Centennial year 2018. We will be celebrating.

Nobleford residents will still be responsible to pay the School tax, "Alberta School Foundation Fund (ASFF)"

The recent provincial budget has encouraged us all to examine our priorities.

For the Village of Nobleford, our priorities have not changed, Nobleford Council past and present, has been focused on the Lifestyle of our community. This includes maintaining affordability, growth, being accountable and delivery of quality services such as water. Our successes have included some strong partnerships with the Federal and Provincial Government and our neighboring County of Lethbridge and many of the business people in this room. Our productive partnerships are tied to our continued success.

Nobleford shall continue to plan for a stable future, invest in infrastructure, maintain fundamental services, foster opportunities for special interests, build productive partnerships and most importantly....

continue to improve the quality of living Nobleford is recognized for.

The Village of Nobleford is able to take these extraordinary actions because of realistic consistent planning, diligence and commitment from Noblefords Council, Administration and Staff working together.

FACTS;

- Since 2006 Nobleford population has doubled to 1250 in 2013, Land size has also doubled, houses numbers have doubled, industry has exploded, available jobs opportunities went from 30 to over 200.
- The increase in property growth assessment currently at 112 million has increase 5 times from 2001, That equates to \$100,000 per person.
- Noblefords 2013 budget is 2 million dollars in expenditures and shall maintain 2.9 million dollars in reserves
- In 2013, a \$250,000 value home total net property taxes are approximately **\$775**. the same as 2012. **\$700** for education tax and **\$70** for the Village of Nobleford, **\$5** for seniors housing.

Kirk Hofman



Chief Administrative Officer, Village of Nobleford

Marguerite Wobick



Mayor, Village of Nobleford

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NOBLEFORD BUDGET AND TAX RATE HISTORY In 2013, a property with assessed value of \$320,000 will have total property tax of under \$1000

SAMPLE FOR RESIDENTIAL PROPERTIES

A B C D

Assessment for 2012 taxation	211,880	409,310	274,100	196,760
Assessment for 2011 taxation	223,370	430,850	289,040	208,670
Assessment for 2010 taxation	222,920	457,220	297,280	210,850

Mil rate Year Budget	Mill rate Muni	Senior School	Total Property tax				Reserves	Debt	Development	Ld Sales	Pop	Assessment	
			A	B	C	D							
2013	\$2,000,000	.03	2.8	\$650	\$1250	\$800	\$600	2,900,000	350,000		1250	112,000,000	
2012	\$3,085,658	1.4	1.7	652	1259	843	605	2,999,589	380,000	\$4,364,800	\$547,920	1200	110,000,000
2011	\$2,202,971	1.6	1.6	712	1376	923	667	3,199,667	423,000	5,520,500	702,340	1000	92,842,240
2010	\$3,326,480	1.7	1.5	724	1486	966	685	2,234,323	469,433	11,515,000	792,630	950	87,848,050
2009	\$1,883,260	2.5	1.1	797	1589	959	779	2,141,924	514,000	4,854,000	7,700	877	79,945,280
2008	\$3,074,967	3.2	2.7	1010	2117	1282	914	2,000,000	557,000	8,737,000	1,460		72,945,280
2007	\$5,298,182	7.7	3.4	1469	2998	1975	1314	2,100,000	620,000	11,764,000	1,582,450	689	33,011,990
2006	\$2,700,000	9.5	4.2	1449	3191	2047	1305	472,178	682,000	3,027,000	463,240		26,445,640
2005	\$2,900,000	8.8	4.5	1388	3093	2059	1252	840,000	680,000	2,000,000	22,790	676	25,015,130
2004	\$ 630,000	8.9	4.7	1334	2682	1644	1254	860,000	70,000	500,000	41,130		23,001,040
2003	\$ 530,000	9.5	4.7	1370	2375	1667	1294	790,000	92,000	500,000	30,940		21,795,850
2002	\$ 450,000	9.8	4.7	1332		1641	1227	710,000	111,000	1,054,000		615	20,099,370
2001										237,000			19,250,500

Considering above time frame, 2001-2013

- Taxes have gone down by nearly 60% since 2005/2006
- Residential Development is strong (180 new homes since 2006)
- Assessment value is over 5 times more than 2001
- Modern infrastructure, abundant quality water, quality paved streets, abundant green parks, Water Spray Park, climbing wall, new soccer fields, -1 Million dollars in new recreation, partially due to increase in healthy partnerships with the Village since 2004. Planning implementation at all levels is a priority.
- Abundant social activities and facilities, healthy ecs-12 school, near 300 employment opportunities in Nobleford,
- New 24 lot North Nobleford industrial /commercial subdivision, 15 of 24 have been sold. Prices start at \$36,000. Commercial lots start at \$4,000. Residential \$28,000
- NO hidden tax such as gas or electric franchise fees. Village utility rates average \$40 per month per Residential household (1/2 of provincial median)
- Nobleford continues to increase annual financial contributions to modernize and build new infrastructure as well as maximize available grants.

According to Alberta Municipal Affairs 2011 financial indicators report, when comparing Nobleford to other similar size municipalities:

- Nobleford has modern infrastructure with 40% more in equity in capital assets that the median, Nobleford is at 11,662 per capita and the median 8,166,
 - Nobleford has significant financial reserves with nearly the highest (\$14,321) "ACCUMULATED SURPLUS PER CAPITA" median in Alberta is \$9679.
 - Nobleford has 38% more surplus than the Median.
 - Nobleford spends 37% less on "salaries, wages and benefits" than the median of Municipalities
 - Nobleford has the lowest "Net Municipal Property Taxes Per Capita" in Alberta at \$179, median is \$864.....even lower in 2013
- March 19, 2013, the Village announced plans to reduce property taxes by 1% each year until Centennial 2018 when there will be a **TAX FREE** year for residential properties. For 2013, a \$250,000 valued residential property will be taxed \$775. **\$700 for School Education ASFF. \$70 for Municipal and \$5 for seniors housing.**

Nobleford, has become very Sustainable and now Prosperous Community, Kirk Hofman, Chief Administration Officer.

March 20, 2013