

**City of Melfort  
COMMITTEE OF THE WHOLE  
November 3, 2008**

Minutes of the Committee of the Whole meeting held on Monday, November 3, 2008, in the City Hall Council Chambers, Melfort, Saskatchewan, commencing at 5:40 p.m.

**PRESENT:**   **COUNCIL:**   Councillor Abbott, Deputy Mayor; Councillors Degelman, Lang, Russin and MacNaughton.

**GUEST:**       K. Groat and G. Strilaeff, SAMA.

**STAFF:**        J. Wade, City Manager; K. Ottenbreit, Director of Community Services and H. Audette, City Clerk.

**1.     MELFORT GOLF & COUNTRY CLUB**

Council reviewed the Manager's memo dated October 30, 2008, and approved the request from the Melfort Golf & Country Club to purchase the tractor that they are presently renting.

Committee of the Whole recessed at 5:45 p.m. and resumed discussion at 6:35 p.m. The Director of Community Services left the meeting.

**2.     SAMA**

Mr. Kevin Groat, Regional Manager of the Melfort SAMA Office, made a presentation on the move to market value assessments in Saskatchewan. Agricultural land, oil and gas wells will not move to the income approach and will still be assessed on the regulated system.

The 2009 revaluation will move property values from 2002 to 2006 values, based on a results-focused market value assessment system using mass appraisal techniques. SAMA will now have tools to deal with local property adjustments that they didn't have before.

In Melfort the cost approach will be applied to most commercial, industrial and institutional properties because of a lack of sales to use sales comparisons and the small amount of rental properties to use the income approach. He noted that residential properties will no longer show a land and building value, only a property value.

Final values will be delivered to the City in mid-December. SAMA has found it very helpful that the City now mails out assessment notices with the tax notices.

Council thanked SAMA for their presentation and Mr. Groat offered to meet with Council at any time.

The meeting adjourned at 7:30 p.m.

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Mayor

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City Clerk