

Wheatland County

Request for Decision

Regular Council Meeting

March 23, 2021

Report prepared by: Brian Henderson – Chief Administrative Officer



Wheatland Housing Management Body (WHMB) – Municipal Requisitions

Recommendation from Administration

THAT Council accepts the correspondence from the Wheatland Housing Management Body regarding municipal requisition amounts as information.

Chief Administrative Officer's Comments

N/A

Report

Division County-wide

At the March 2nd, 2021 Council Meeting, Council requested that Administration provide information regarding municipal requisitioning (Res. CM-2021-03-48).

RESOLUTION CM-2021-03-48

Moved by BIGGAR

THAT Council direct Administration to inquire and provide information on The Wheatland Housing Management Body requisitioning amounts, including requirements of requisitions for The Hospice Society.

. Carried

In follow-up to Council's request, attached is information provided by Wheatland Housing Management Body pertaining to municipal requisition. Also provided is email conversation between WHMB and County Administration regarding the WHMB requisition and Hospice requisition.

Relevant Policies, Practices, and Legislation

N/A

Alignment with the Strategic Plan

N/A

Response Options

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

Implications of Recommendation

General

N/A

Organizational

N/A

Financial

WHMB requisition amount has been included in the interim operating budget.

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

Follow-up based on Council decision / direction.



Municipal Requisition

Wheatland Housing Management Body (Wheatland Lodge) has been one of over one hundred provincially legislated Management Bodies providing subsidized Seniors Lodges in coordination with local municipalities and the Provincial government. The provincial and municipal governments recognize that Senior Citizens would be unable to pay the entire costs of supportive lodge accommodation and authorized these agencies to pass the annual revenue shortfall on to the taxpayers of the geographic area. Wheatland lodge requisitions Wheatland County, Town of Strathmore, Village of Rockyford, Hussar and Standard for its operating shortfall and funds necessary to maintain a modest reserve for capital replacements.

Wheatland Housing Management body manages a variety of housing programs and services, and the monies collected through requisitions are dedicated to supporting the Lodge operations of Wheatland Lodge. The Lodge provides accommodations to seniors over 65 years of age. Services include a single room, meals and snacks, weekly housekeeping, recreation, and homecare services contracted Bay Shore Home Health.

The individual Municipalities are not responsible for generating this amount on personal property tax bills, though they collect the amount and forward it to Wheatland Housing Management Body.

2020 Lodge Revenues

Rental Income	\$1,594,378.7	66.48%
Resident Services	\$ 56,722.00	2.37%
Non-Resident Services	\$ 2,454.60	0.10%
LAP Grant	\$ 255,934.00	10.67%
Municipal Requisition	\$ 450,000.00	18.76%
Other Income	<u>\$ 38,687.87</u>	1.61%
	2,398,177.14	100%



2020 Operation Costs

HR/Labour	1,517,212.98	63.90%
Operating Expenses	\$ 363,050.72	15.29%
Operating	\$ 93,566.15	3.94%
Maintenance		
Utilities	\$ 234,945.06	9.90%
Admin Expenses	\$ 165,494.35	6.97%
~incl. Berry Architecture & Consulting Fees~		
	\$2,374,269.6	100 %

Lodge Facts:

- 95 seniors housed in 2020.
- Average age 87.5
- Most common reason for entering the lodge. Health concerns and mild memory loss
- Median Monthly Income: \$2700.00
- 40 Employees

WHMB Mission:

It is our goal to service our community to the best of our abilities by honoring the uniqueness of everyone we serve. Welcome Home!

-----Original Message-----

From: Vickey Cook <CAO@whmb.ca>

Sent: March 12, 2021 9:38 AM

To: Brian Henderson <brian.henderson@wheatlandcounty.ca>

Subject: RE: WHMB Requisition and Hospice requisition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Brian,

For sure share it with council.

I also ran some numbers on what percent of increase per year the requisitions were increased.

2015 - \$370,000>4.05%

2016 - \$385,000>3.95%

2017 - \$400,000>2.5%

2018 - \$410,000>9.75%

2019 - \$450,000>0%

2020 - \$450,000>0%

2021 - \$450,000> 0%

If you have any more concerns please feel free to call.

Have a great weekend.

Vickey

Vickey Cook

CAO

Wheatland Housing Management Body

76 2nd St

Strathmore Ab

T1P 1J8

PH# 934-3474 ext 229

Fax 403 934-4329

Email cao@whmb.ca

-----Original Message-----

From: Brian Henderson <brian.henderson@wheatlandcounty.ca>

Sent: March 12, 2021 8:24 AM

To: Vickey Cook <CAO@whmb.ca>

Cc: Glenn Koester <glenn.koester@wheatlandcounty.ca>

Subject: RE: WHMB Requisition and Hospice requisition

Good morning Vickey,

Thank you for the information. Would you mind if I share this with Wheatland County Council at our next Council meeting? (it would be in our Council package)

Thank you,

Brian Henderson, CPA, CA
Chief Administrative Officer, Wheatland County

242006 Range Road 243
HWY 1 RR 1, Strathmore AB, T1P 1J6

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Mobile: 403-850-7277

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-----Original Message-----

From: Vickey Cook <CAO@whmb.ca>

Sent: March 8, 2021 10:16 AM

To: Brian Henderson <brian.henderson@wheatlandcounty.ca>

Cc: Glenn Koester <glenn.koester@wheatlandcounty.ca>

Subject: RE: WHMB Requisition and Hospice requisition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Brian,

In reply to your email about WHMB requisitioning Municipalities for the lodge hospice. This was a motion made a year or so ago when the hospice society was added to WHMB's Ministerial Order. The proposed requisition amount would be for the operating costs of the Hospice. According to Article 8 of the Alberta Housing Act: (Other Municipal Contribution), other municipal contributions may be requested if all municipalities agree. When board members took this motion back to their council every council verbally agreed. Fast forward to COVID and the Hospice Society made the decision to not go forward at this time with the requisition.

I understand from my housing advisor that requisitioning for the hospice would definitely be a process and may or may not be approved.

In regards to the \$450,000 requisition amount. I have been here for 12 years and this has never been questioned. When the cost of operating increased to more than the budget was able to provide WHMB requisitioned for more money. I have never seen where the costs or requisitions were changed on an annual basis as operating costs continue to rise and we support seniors with low income.

Any extra revenue has been maintained in reserves for capital costs example (this year the Argo therapeutic tub needs replacing at a cost of approx. \$23,000) Air con was replace at a cost of \$30,000. The Lodge is 60 plus years and everything is aged and extra maintenance and costs arise monthly. We have bee able to keep the building in good repair due to having the available capital.

I hope this answers some of councils concerns.

If you have any further questions please do not hesitate to call.

Thank you

Vickey

Vickey Cook

CAO

Wheatland Housing Management Body

76 2nd St

Strathmore Ab

T1P 1J8

PH# 934-3474 ext 229

Fax 403 934-4329

Email cao@whmb.ca

-----Original Message-----

From: Brian Henderson <brian.henderson@wheatlandcounty.ca>
Sent: March 5, 2021 11:40 AM
To: Chrystal Hickey <accounting@whmb.ca>; Vickey Cook <CAO@whmb.ca>
Cc: Glenn Koester <glenn.koester@wheatlandcounty.ca>
Subject: WHMB Requisition and Hospice requisition

Good morning Chrystal,

Hope everything is going well for everyone over at the lodge. Hoping for better times ahead for everyone.

Wheatland County Council has asked for me to reach out to the WHMB regarding the requisition amounts for the lodge and the hospice. Although the hospice amount isn't included in 2021, do you know if there is anything that makes the requisition mandatory for the hospice in the future? Something from the ministry or some sort of order?

Also, in regards to the \$450,000 requisition amount, should this be changing on an annual basis? Just looking to get information together for County Council.

Thank you,

Brian Henderson, CPA, CA
Chief Administrative Officer, Wheatland County

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