

## Candidate Questionnaire

Larry Leipert  
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### 1. What inspired you to put your name forward for consideration in this election?

I was first elected to Redcliff Council in 2013 and have enjoyed representing the electorate; I have learnt a lot and feel the next term will be even better. I have always had an interest in politics in general and Municipal politics seemed a good place to start.

### 2. What qualifications and /or experiences will asset you in being an effective councilor?

I have lived in and been in business in Redcliff for over 43 years. I know the Town, a lot of the people as well as some history of the Town. I can deal effectively with people; I can listen to their concerns and communicate them to Council. I understand numbers, how to formulate budgets and work within them, the value of good people, as well as risk management. I have been involved in minor sports in Redcliff in the past, am a member of the Redcliff River View Golf Course and Redcliff Legion. I am a member of Redcliff Town Council for the past four years and have experience as a Municipal Councilor. I have a vested interest in Redcliff.

### 3. Please list your top 5 strategic priorities that you will commit to during your four year term.

Five top strategic priorities would be:

- 1) Collaborate with neighboring municipalities for water, sewer, and fire services.
- 2) Reduce inflow and infiltration in our sanitary sewer system, it costs the Town \$.68 for every cubic meter of storm or weeping tile water we send down the drain.
- 3) Increase our sewage capacity with the City of Medicine Hat. More development of new subdivisions and commercial development can't be added to our existing sewer infrastructure.
- 4) Develop a level of service strategy for Town of Redcliff.
- 5) Staff retention.

### 4. What opportunities for growth do you see in the future for Redcliff? What strategies will you seek to implement in order to achieve this?

The Redcliff, Medicine Hat area is still not out of the economic down turn. It may take some time before things really start to pick up. I feel our best strategy would be to stay the course, keep our services up, and adjust our area structure plan to accommodate growth when there is a demand for it. We have to promote what we have. We have a great business center like the Redcliff Hardware, Redcliff Bakery, Dentist, Doctor, Insurance Centre, Drug Store and many more businesses, industries and greenhouses which make Redcliff a nice community to live in. We have a swimming pool, arena,

walking trails, BMX bike track, golf course and many family support services and programs.

5. In the past Intermunicipal Collaboration has been entered into on a voluntary basis. The Municipal Government Act review will make the adoption of an Intermunicipal Collaboration Framework a requirement. What aspects of the current Tri-Area Intermunicipal Development Plan would you like to see expanded, eliminated or amended?

The Tri-Area Intermunicipal Development Plan is a very well thought out document and is relevant today. If it is expanded on it should be in a way that actually amalgamates services with cost and revenue sharing in a way that would position us for growth. This is the direction the MGA review is going to take us. I feel the area would be well served by one large entity similar to the Strathcona and Sturgeon municipal districts in the Edmonton area.

6. In many municipalities across Alberta the non-residential tax rate can be significantly higher than the residential tax rate. In your opinion what is a reasonable residential to non-residential ratio? What factors should be considered when calculating the non-residential ratio? What factors should be considered when calculating the non-residential tax rates?

I feel the ratio between the non-residential versus residential tax rates in Redcliff is too high. The tax rate non-residential rate payers pay is 2.45 times what the residential rate payers pay. I realize it is even higher in other centers, however, in Redcliff it is just too hard to operate a small shop with this kind of overhead while competing with Medicine Hat and the internet shopping.

7. How do you feel that the Town can provide a more efficient business-to-government process to streamline government services for business?

I think the Town is open for business. There are certain regulations every community has; Redcliff likely has fewer than most.

8. As costs for services increase and costs to businesses increase at all levels of Government, how will you evaluate the increases in fees and charges to ensure fees structures are reasonable and that any increases are implemented over a reasonable period of time?

I will oppose any unnecessary increases or costs.

9. Currently Redcliff is known as the Greenhouse capital of the Prairies. There has been question about re-branding and changing the slogan of the Town of Redcliff. If you support re-branding what would your proposed direction or concept be?

Unless there is something driving the changes why change it.

10. What are your plans and/or strategies for achieving financial sustainability balancing service delivery, capital requirements, cost containment and fair taxation levels?

I would develop a budget with an expectation of services, stay within the budget and look for grants which will enhance our community.

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