

**Regular Meeting of Council for the
Village of Carmangay,
June 20, 2017 at 6:00 p.m.
at the Village Office**

CALL TO ORDER Meeting was called to order 6:03 p.m.

GUESTS Steve Harty - ORRSC

PRESENT Kym Nichols, Mayor
Sheila Smidt, Deputy Mayor
Stacey Hovde, Councilor
Heather O'Halloran, Administrator
Sue Dahl, Assistant Administrator

Motion made by Councillor Stacey Hovde to audio record the meeting.

Recorded vote	– in favor	– Councillor Stacey Hovde
	- opposed	– Deputy Mayor Sheila Smidt
		- Mayor Kym Nichols

Motion Defeated

APPROVAL OF THE AGENDA

Motion made by Councillor Stacey Hovde to add audio recording of all meetings to New Business.

Carried.

Motion made by Mayor Kym Nichols to add waterline to Plan 6930AN, Block 212, Lot 18-20 to Business Arising from the Minutes.

Carried.

Motion made by Deputy Mayor Sheila Smidt to approve the agenda with additions for June 20, 2017.

Carried

MINUTES

To approve the minutes of the Regular Council meeting held on May 16, 2017.

Motion made by Deputy Mayor Sheila Smidt to approve the minutes of the Regular Council meeting held May 16, 2017.

Carried

To approve the minutes of the Special Council meeting held on May 30, 2017.

Motion made by Councillor Stacey Hovde to approve the minutes of the Special Council meeting held May 30, 2017.

Carried

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PUBLIC WORKS REPORT

Mowing both Village properties, as well as properties that we are paid to mow. Two sites were prepared at the cemetery for two separate funerals. Clean up of fallen trees and debris from wind storm, remove some large limbs for residents who required assistance. Community clean up included six dump trucks, and five loads with the pickup truck. Trimming of tree branches on village property. Flower pots were moved into their summer locations. Repaired a rod in the tractor, a tire on the Village truck and the works for the swivel wheel in the mower. Tex is investigating alternate bulk water machines.

BUSINESS ARISING FROM THE MINUTES

a) Blade – Steve Harty spoke on the blade. Council can make retroactive motions, so the motion made at the May 30 meeting to accept the blade as a gift would resolve the ownership debate. The blade is on Village owned property which has been rezoned to P – public land. The P – public land use zoning has, as a permitted use, “municipal interpretive/public attraction” – so, as long as minimum setbacks, site coverage, etc., adjacent landowners are not required to be notified. Once the permit is issued, one can’t go back and change it or remove it.

Motion made by Deputy Mayor Sheila Smidt to rescind the motion of April 18, 2017 made by Councillor Stacey Hovde to take the blade issue to MPC

Carried

Steve also spoke on some changes to the MGA.

- 1) Regional appeal boards may only allow 1 elected official.
- 2) By 2019 – Municipal Development Plans/Intermunicipal Development Plans/Intermunicipal Collaborative Frameworks.

As well as amendments to the Land Use Bylaw in regards to Marijuana Legalization.

b) Realtors – Heather spoke to Ray Pfof about listing the available Village property for sale. He would list for a minimum of 6 months, but would prefer 1 year commitment and would charge a 6% commission on any sale. She also spoke to Henry Sullivan from Century 21, but he was very non-committal.

Motion made by Councillor Stacey Hovde to enlist Pfof Realty to market and sell Village properties.

Carried

c) Operating loan amount – The bank requires an amount before they can finish the paperwork for the loan application. This was not discussed at the previous meeting. But even without the final amount, the bank can confirm that there would be no set up fees. Interest would be ATB prime (floating interest rate) less 2.5 charged on any outstanding balance. Interest payments only, no minimum principal payments needed.

Council decided to give the bank a loan amount of \$200,000 so they can complete loan application paperwork.

A bylaw would be required prior to any funds being borrowed.

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d) Wilde Bros. – Quotes for the water line and road install at Gay Avenue came in substantially higher than anticipated.

Motion made by Councillor Stacey Hovde to contact Shawnee and possibly one other firm to get competing quotes for the development of Gay Avenue.

Carried

e) Alaire update – Strathcona County and Battle River Regional 31 are still not in agreement with the “comprehensive calculation”. They feel that there is a “lopsided treatment” of the interest in the comprehensive calculation and that it leads to a distorted distribution. Using the “capital calculation”, we would see 362 subscribers receive funds as opposed to 207. The capital calculation would see interest credited to all subscribers and not just those entitled to a share of the assets. As of April 13, submissions were still going back and forth in the courts between the law firms.

f) Waterline to 6930AN, Block 212, Lot 18-20 – Report from Shawnee states that 4 or 5 – 1” services could attach to this waterline depending on usage.

Motion made by Councillor Stacey Hovde to approve this waterline as per the letter received from Shawnee Excavating on April 24, 2017 as outlined in option # 2.

Carried

ADMINISTRATOR REPORT

Budget process continued through May. Tax rate bylaw was prepared. Taxation rates were input into the financial software and the tax bills were generated. Dust abatement was completed on Pacific Avenue and Carman Street. The Village roads were graveled and graded. DMT repaired the hydrant at Elmore Street and Prairie Avenue and tested all the other hydrants. Heather attended the Municipal Affairs training days in Lethbridge, which included overviews on MGA changes, municipal development plans, Intermunicipal development plans, rules and guidelines in regards to elections. Researched and prepared bylaw documents in regards to burning bylaw and update to animal bylaw. Heather attended the AGM for SouthGrow, which included an excellent presentation by Leif Fossheim, Chief Science Officer for Starfield Magrath Ltd. – Embarking on a Joint Project with Chinese Investors for a new type of greenhouse facility that uses geothermal heat, reuses water as well as any plant matter. Currently a test facility is being constructed. It is the hope that in the future this type of operation could greatly reduce our need to ship in fruits and vegetables from outside of Canada. Kym spoke with Leif and let him know we are very interested in visiting the site to see the operation. Sue gave a final update on the census. 71% of households returned their census. Final count is 250 people, 130 women, 120 men. Breakdown by age group – Senior – 82, Adult – 130, Youth – 23, Child – 8, and Infant – 7. Sue also gave a quick update on taxes collected so far. Including all the prepaid taxes, a total of \$64,623.18 has been collected in taxes since levying.

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FINANCIAL REPORTS

Approval for accounts payable for May 2017.

Approval of monthly statement for May 2017.

Motion made by Deputy Mayor Sheila Smidt to accept the financial reports for May 2017.

Carried

NEW BUSINESS

a) Bylaw #767 – Open Burning Bylaw – To regulate open burning. Council was given an open burning bylaw to consider.

Motion made by Councillor Stacey Hovde to proceed with 1st reading of Bylaw #767.

Carried.

Motion made by Deputy Mayor Sheila Smidt to proceed with 2nd reading of Bylaw #767.

Carried.

b) Bylaw # 768 - Animal Regulations Bylaw – to regulate the keeping of non-domestic animals within Village limits. – Council was given a draft copy of the animal regulations bylaw. Discussion. Administration will reach out to other communities and get copies of their animal bylaws for comparison.

Motion made by Deputy Mayor Sheila Smidt to table until next meeting.

c) Request for waterline to Plan 0913922, Block 1, Lot 1 – a resident recently purchased this property and requested a waterline. He has a caveat which states that the Village is responsible to provide water to his property line.

d) Expenses from the lift station power failure

Hagen Electric Bill - \$2134.66

McGill's - \$3349.50

Motion made by Councillor Stacey Hovde to pay these expenses.

Carried.

e) Election staff – need to know who to get – advertise?
- how much to pay?
- polling station? – The school can be used, but if they have a trustee vote, we must allow them on our ballot and they'll share the cost of printing.

Motion made by Deputy Mayor Sheila Smidt to enter into an agreement with Palliser to use school for the election (and allow them to use ballot if they have a trustee vote).

Carried.

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Motion made by Councillor Stacey Hovde to set remuneration of election staff at \$20/hour straight time.

Carried.

f) RotoRooter for resident – RotoRooter came and cleaned out tree roots for a resident at a cost of \$1115.00. The roots were at 125ft and 130ft, which is Village side of the property. There is a product that can be put into the sewer to stop the tree roots from growing into the sewer.

Motion made by Councillor Stacey Hovde to pay this invoice but Administration will draft a letter to attach.

Carried

REPORTS

a) ORRSC

No report

b) MARQUIS

See report – page 8

c) VULCAN DISTRICT SOLID WASTE

No report

d) CARMANGAY AND DISTRICT LIBRARY BOARD

See report – page 9

Chinook Arch authorized in Emergency Services plan that the Library can be used in case of emergency due to its having Supernet capability

e) SUBDIVISION APPEAL BOARD

No report

f) FCSS

See report – page 10

g) HALL BOARD

Board decided to focus all money raised towards a community center. Service clubs were all in attendance. Curling club is willing to attach this to their building. The Hall Board asked for a letter of support from council in moving ahead.

Motion made by Councillor Stacey Hovde to write a letter of support to the hall board for a community center.

Carried.

h) SOUTHGROW

See report – page 11-12

i) TWIN VALLEY REGIONAL WATER COMMISSION

See report – page 13

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j) MAYORS AND REEVES OF SOUTHWEST ALBERTA

No report

k) HISTORICAL SOCIETY

See report - 14

l) MAYOR'S CAUCUS – UNDER 2500

See report – 15-16

CORRESPONDENCE

~ Letter from past resident, giving Plan 570X, Block 9, Lot 22 to the Village as a gift

**Motion made by Councillor Stacey Hovde to accept Plan 570X, Block 9, Lot 22 as a gift
Carried**

~ Coalhurst parade - August 12, 2017

~ Resident applied for a development permit in 2007, gave a \$2000 deposit. He is now asking for the deposit to be applied to outstanding taxes since landscaping and other improvements are complete.

Motion made by Deputy Mayor Sheila Smidt to apply \$2000 to outstanding taxes as repayment of deposit.

Carried.

~ Letters in opposition to the alpacas being within the Village limits

~ Grant monies: Federal Gas Tax - \$50,000
 MSI Capital - \$139,675
 BMTG - \$16,732
 MSI Operating - \$35,758

~ Library – Paint an alphabet of knowledge on pavement by library

EXECUTIVE SESSION

None

ADJOURNMENT

The Chair adjourned the meeting at 10:10 p.m.

Next Regular Council meeting – July 18, 2017 at 6:00 pm
Meeting of the Whole – July 5, 2017 – if necessary

Mayor

Administrator