



REGULAR COUNCIL MEETING MINUTES
APRIL 8, 2019 – 2:00 P.M.
COUNCIL CHAMBERS

PRESENT:

Mayor	K. Craig
Councillors	B. Simpson, D. Lloyd, B. Chapman, R. Hohm, J. Abrey
Administration/Staff	K. Hastings, K. Bly, K. Beauchamp, S. Croil, C. Mills, A. Koester
Recording Secretary	L. Unger
Media	N. Jamieson – Sunny South News
Delegates	None

ITEM 074 1.0 CALL TO ORDER

- Mayor Craig called the meeting to order at 2:00 p.m. Mayor Craig noted that Councillor Pauls would be absent for the meeting.

ITEM 075 1.1 CONFLICT OF INTEREST DECLARATION

- Mayor Craig inquired as to whether there were any pecuniary or non-pecuniary conflicts of interest to be declared at the meeting. None declared.

ITEM 076 2.0 ADDITIONS TO/ADOPTION OF THE AGENDA

MOTION 077.19 *Councillor Lloyd moved that Council accept the April 8, 2019 Agenda as circulated.*

6-0 Carried

ITEM 077 3.1 REGULAR COUNCIL MEETING MINUTES – MARCH 25, 2019

- Councillor Chapman noted an amendment to the statement on item 7.3: *Councillor Chapman noted that the appeals are born at the cost to the hosting municipality.*

MOTION 078.19 *Councillor Chapman moved that Council accept the March 25, 2019, Regular Council Meeting Minutes as amended.*

6-0 Carried

ITEM 078 4.1 CENSUS UPDATE – L. UNGER

MOTION 079.19 *Councillor Simpson moved that Council accept the Census Update as information.*

6-0 Carried

ITEM 079 4.2 VERBAL REPORT – INVESTIGATION UPDATE REGARDING WEST NILE AND THE BIRDS OF PREY FOUNDATION – K. HASTINGS

- CAO Hastings provided a verbal update, noting that the Town of Coaldale has retained Solstice Environmental Management, out of Edmonton, to conduct an expert, objective and thorough review of the events contributing to the bird deaths at the Alberta Birds of Prey Center in August 2018, as well as an assessment of how best to manage the annual threat of West Nile Virus in Coaldale and the surrounding areas in the future.
- It is anticipated that the full report will be available to Council by the end of June 2019.

MOTION 080.19 *Councillor Chapman moved that Council receive the verbal investigation update as information.*

6-0 Carried

ITEM 080 6.1 BORROWING BYLAW – RECREATION CENTRE 752-B-03-19 – K. BEAUCHAMP

- Councillor Chapman inquired about the levy, if it is a levy on the \$10 fee. K. Beauchamp responded that it is a general statement part of the bylaw and will be repaid through the municipality recreation levy.

MOTION 081.19 *Councillor Simpson moved that Council give FIRST reading to Borrowing Bylaw 752-B-03-19 for the design and construction of a recreation facility on municipal-owned property.*

6-0 Carried

ITEM 081 7.1 RESERVE TRANSFER – K. BEAUCHAMP

- Councillor Lloyd inquired if this is done every year? K. Beauchamp, Director of Corporate Services responded that this is generally done this time of year and is needed to have been done before the Financial Statements can be completed.
- CAO Hastings added that once we have our structured Master Plan, one of the routine discussion items will be on the future outlook of reserves and how much to allocate based on infrastructure needs and requirements. Council Strategic Planning will take place in October/November of each year.

MOTION 082.19

Councillor Chapman moved that Council authorize the reserve transfers as follows:

- **From 2018 general operations to restricted reserves:**
 - **\$160,000 to the electrical / franchise fee reserve**
 - **\$25,000 to the census reserve**
 - **\$371,700 to the operating reserve**
 - **\$55,000 to the fire equipment reserve**
 - **\$123,000 to the fleet reserve**
 - **\$75,000 to the road reserve**
 - **\$45,000 to the snow removal reserve**
 - **\$25,000 to the general community facilities reserve**
 - **\$265,000 to the sewer reserve**
 - **\$1,120,000 to the NE Industrial reserve**
 - **\$50,000 to the Coaldale 100 reserve**
- **From the following restricted reserves to 2018 general operations:**
 - **\$35,000 from the professional fee reserve**
 - **\$58,000 from the arena reserve**
 - **\$210,000 from the storm reserve**
 - **\$20,000 from the water reserve**

6-0 Carried

ITEM 082 7.2 VACANT RESIDENTIAL TAX POLICY – C. MILLS

- C. Mills, Economic & Community Development Manager, noted his recommendation for clarity, that the policy be re-wrote as a bylaw.
- Councillor Hohm inquired about adding an exemption for original subdivision developers? Further using the example that a developer coming in and develops a section of land to later have an economic downturn and then the developer is unable to sell the lots for a five-year period. Is there a way to exempt the original subdivision developer from this policy as the policy should really only effects those that are buying land and then sitting on it. C. Mills responded that he would check further into the amendment and also consult legal.
- Councillor Chapman inquired if the assessor, would be congruent with their normal roles, or would there be an extra fee for this service? C. Mills responded that if there was an extra fee, it would be very minor.
- Councillor Chapman further inquired that the lands addressed, would be the current lands and not the annexed lands? C. Mills responded that if the new annexed lands met the requirements and they had been vacant, I would suggest that they meet the criteria. Councillor Chapman requested further inquiry on this as the agreement with the annexation properties is that we would current the current tax agreement. C. Mills noted that this would be part of the County's rates and would be left to the original agreement.
- Councillor Simpson inquired if the property is vacant and a new owner purchases it and wants to develop it within the year, due to the new ownership - would it revert back to

the original tax base? C. Mills suggested that this will impact the price of a lot and the applicable taxes.

- Mayor Craig noted that the consensus appears to be to draft a bylaw with the suggested amendments and bring that back to Council for consideration before first reading.
- Councillor Chapman noted support from the community on this initiative.

MOTION 083.19 ***Councillor Hohm moved that Council table the Vacant Residential Tax Bylaw until administration comes back with additional information regarding the legal ability to exclude developers from adjusted mill rate.***

5-1 Carried

***Councillor Lloyd, Councillor Abrey, Councillor Simpson,
Councillor Chapman, Councillor Hohm, in favor
Mayor Craig, opposed***

ITEM 083 8.1 MARCH 2019 DEVELOPMENT STATISTICS – C. L'HIRONDELLE
ITEM 084 8.2 QUARTERLY 2019 DEVELOPMENT STATISTICS, COMPARISON FOR
LAST 5 YEARS – C. L'HIRONDELLE

MOTION 084.19 ***Councillor Simpson moved that Council receive 8.1 and 8.2, March and Quarterly Statistics as information.***

6-0 Carried

ITEM 085 8.3 VERBAL UPDATE – NEXT COUNCIL MEETING – TUESDAY, APRIL 23,
2019 – L. UNGER

MOTION 085.19 ***Councillor Lloyd moved that Council receive the Council meeting verbal update as information.***

6-0 Carried

ITEM 086 8.4 VERBAL UPDATE – ECONOMIC DEVELOPMENT – C. MILLS

- C. Mills presented a powerpoint on the current economic development of Coaldale.
- Councillor Hohm noted that C. Mills did a spectacular job of highlighting Coaldale at the Southgrow annual meeting.

MOTION 086.19 ***Councillor Hohm moved that Council receive the Economic Development update as information.***

6-0 Carried

ITEM 087 INFORMATION ITEMS

- 11.1 ALBERTA WINTER AND/OR SUMMER GAMES 2022**
- 11.2 NATIONAL DAY OF MOURNING – APRIL 28, 2019**
- 11.3 EMERGENCY MANAGEMENT MINUTES – MARCH 26, 2019**

MOTION 087.19 *Councillor Chapman moved that Council receive items 11.1 to 11.3 as information.*

6-0 Carried

ITEM 088 12.0 CLOSED MEETING

MOTION 088.19 *Councillor Lloyd moved that Council go into closed meeting at 2:42 p.m.*

6-0 Carried

In addition to Council and the CAO, the following persons were in attendance during the closed meeting session to provide information and/or administrative support: S. Croil, A. Koester, C. Mills, K. Beauchamp.

MOTION 089.19 *Councillor Simpson moved that Council come out of closed meeting at 5:02 p.m.*

6-0 Carried

ITEM 089 12.1 LAND MATTER 1 – S. CROIL (FOIPP SECTIONS 23, 24, 25 AND 27)

MOTION 090.19 *Councillor Abrey moved that Council approve the realignment of the sanitary line right-of-way conditional upon a new right of way being surveyed and registered at the northern most point of the lot at a cost share of 50% Town, 50% Developer.*

6-0 Carried

ITEM 090 12.2 LAND MATTER 2 – K. HASTINGS (FOIPP SECTIONS 23, 24, 25 AND 27)

MOTION 091.19 *Councillor Chapman moved that Council direct administration to proceed with the land purchase of the property under the parameters discussed.*

4-2 Carried

*Councillor Lloyd, Mayor Craig, Councillor Simpson,
Councillor Chapman, in favor
Councillor Abrey, Councillor Hohm, opposed*

ITEM 091 12.3 LAND MATTER 3 – K. HASTINGS (FOIPP SECTIONS 23, 24, 25 AND 27)

MOTION 093.19 *Councillor Chapman moved that Council direct administration to proceed with the land purchase of the property under the parameters discussed.*

4-2 Carried
Councillor Lloyd, Mayor Craig, Councillor Simpson,
Councillor Chapman, in favor
Councillor Abrey, Councillor Hohm, opposed

ITEM 092 12.4 CAO REPORT (FOIPP SECTIONS 16, 17, 23 AND 24) – K. HASTINGS

MOTION 094.19 Councillor Hohm moved that Council receive the CAO Report for information.

6-0 Carried

MOTION 095.19 Councillor Simpson moved that Council adjourn at 5:08 p.m.

6-0 Carried



Kim Craig, MAYOR



Kalen Hastings, CAO