

Minutes; FOR THE REGULAR MEETING OF COUNCIL OF THE VILLAGE OF NOBLEFORD HELD IN COUNCIL CHAMBERS AT 906 HIGHWAY AVENUE, NOBLEFORD on August 16, 2016 at 6:30 pm

Council Mayor Don McDowell, Councillor Don Holinaty, Councillor Marguerite Wobick, Councillor Pete Pelley
Councillor Don Vincent ABSENT

Staff Kirk Hofman, Chief Administrative Officer; Lisa Wiebe, Recording Secretary; Karen Feenstra, Assistant Development Officer

Call to Order Mayor McDowell called meeting to order at 6:30 pm

Gallery One observer.

APPROVAL OF AGENDA

August 16, 2016 Agenda #216-2016

MOVED BY Councillor Holinaty to accept the agenda for the August 16, 2016 regular council meeting with the addition of "In Camera, 11.2 Land".

CARRIED

APPROVAL OF MINUTES

July 5, 2016 Minutes #217-2016

MOVED BY Councillor Wobick to approve the minutes of the July 5, 2016 regular Council Meeting.

CARRIED

DELEGATIONS

6:35 pm – Cassandra Navratil, Spring Point Dance Studio re: Complex Rental Rate.

July 25, 2016

Hi Lisa, Karen, & Kirk,

The following are my projected hours required for dance classes next season, beginning the week of September 12th, 2016. I will be running registration starting in August, and will have an idea of which classes will actually be running, which will alter the proposed rental cost I have outlined below.

Tuesdays:
10-11:30 am
4:45-5:45 pm
6:00-9:00 pm
Total - 5.5 hrs

Wednesdays:
3:45-4:45 pm
6:00-8:15 pm
Total - 3.25 hrs

Grand total - 8.75 hrs/week

I would like to propose a rental rate of \$700/month (based on all classes running, at \$18.46/hr). This rate is subject to change as I am not sure how many classes will actually run with at least the minimum enrolment. I believe this is more than fair, as this is close to 25% of what the studio brings in per month, and then I have to cover instructor/assistant wages, bookkeeping, insurance, supplies, etc, as well as my own small wage. One of the reasons dance did well last season in Nobleford was the fact that it was local. I do not want to have to move the studio down the road to Barons or Monarch; however, I do not want to have to increase our fees as well. I would like to remain reasonable and accessible to all families in the area.

I am starting a local Dance Parents' Association this season, and will do my best to continue to bring our other costs down with fundraising efforts, etc. I am just asking that the Village does its part to consider supporting local efforts to run activities for all ages right here in Nobleford. If this is something that needs to be discussed with the council, I would be more than happy to come in and do a presentation. Please let me know if the proposed hours are acceptable as soon as possible, so I can try to get an advertisement for registration in the newsletter (if that is still a possibility).

Warmest regards,

Cassandra Navratil



July 8, 2016

Hi Cassandra.

Glad to hear you had a successful program in 2015/16. We can offer you the community complex at the same, 30% discounted rate that you have had.

Kirk Hofman CAO.

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From: **Cassandra Navratil** <springpointstudio@gmail.com>
Date: Thursday, 16 June 2016
Subject: Re: Complex Rental 2016/2017
To: "admin@nobleford.ca" <admin@nobleford.ca>
Cc: Nobleford CAO Kirk Hofman <cao@nobleford.ca>

Good afternoon,

As you may already know, dance seemed to be a hit in Nobleford this past year! Students and families were all pleased with their experience, and I am so proud of them and my teaching staff. With every new venture comes growing pains, as we found out with the mirror storage, cleaning, etc. The most pertinent issue we had this year that is also a major concern for next season is the cost of the complex.

As Nobleford is a small community, I try my best to keep pricing for classes lower than those in the city. It makes the most sense, as the facility we use is not specifically laid out for dance. This past season, I paid out of pocket for a few months at the end (and still owe), due to a few student withdrawals and a big costuming headache. I do not personally have the capital to pay out of pocket. Every business has to start somewhere, but in order to grow and keep the cost down for the students, I feel the need to negotiate on their behalf.

When I was teaching in Claresholm, I paid a flat rate of \$350 per month, based on 2.5 days/week that I would utilize the arena. I also explored the option of leasing my own space, which would allow me to install proper flooring, mirrors, barres, etc., and use the space as many days per week as I would like. The flat rate for my own space, which was comparable to the upstairs meeting room at the complex in town here, was \$850/m including utilities. Next dance season, if I expand and run classes two afternoons/evenings per week, I will be paying close to that amount, without having the freedom to utilize the space for things like a solo (which would be financially impossible - I would be paying out of pocket and volunteering my time, which as a mother of 3 is not a possibility). This season, as well as last, I have also had the Stavelly youth hall offer their space free of charge if I were to travel out there to teach some classes.

I am really hopeful that we can arrange a few structure for next year that keeps the best interests of the studio, the students, and the village all in mind. Please let me know your thoughts.

Warmest regards,

Cassandra Navratil

- **Cassandra submitted the following written proposal requesting a rate concession for Community Complex rental for her dance studio:**

Thank you for being willing to listen to my presentation this evening. Dance is my passion, but it is also my occupation. I am so overjoyed at the warm reception I have received this past year from our dance families and community as a whole. With the high cost of rental at the community complex, I cannot continue to teach and expand/grow without sacrificing my own personal finances. As a mother of three children, I put the needs of my family first, which is why I also understand that the cost of extracurricular activities can be prohibitive. I do not want to increase my class fees, as I believe they are more than fair for what I am able to offer here. I am striving to make dance in Nobleford a sustainable and expandable business, and have it be something that remains affordable for every family.

The current rental rate puts us at \$796/month, which would be 28% of the studio's income. If we gained minimum enrolment in ALL classes (probably not feasible, as we are offering more classes this season, and cannot guarantee that they will fill). Running the dance studio is a full-time job, outside of the hours that we are utilizing the space. I take care of all of the accounting, scheduling, and other administrative work, and I also spend countless hours choreographing routines and lesson planning each week. I have another instructor's wages to pay, as well as my own, and the cost of childcare. I cannot sacrifice the time with my family without it being financially worthwhile for the amount of work that it takes to run the studio.

As Spring Point Studio (Cassandra Navratil), I am proposing \$575/month for 8.75 hrs/week, September through to June, which equals more than \$15/hr for the space rental, and guaranteed income for the village for 10 months, regardless of the space remaining empty if nobody else utilizes it. I have gone over my numbers, and my previously suggested amount of \$700/month is unreasonably high based on the number of hours we need to use the space per week.

An alternate proposal is \$850/month for unlimited hours September through to June. No cleaning services by the village would be required, but no other users would rent the room, so that the space remains open for dance/fitness activities. I will offer some free classes, such as guided meditation and kids' yoga for fun, but dance classes will be a paid activity, as this is my occupation, not a volunteer position. This would reduce the amount that I would need to be contacting the village regarding using the space for dress rehearsals, choreography, meetings, etc, but would be a higher guaranteed income for the village for a full 10 months out of the year. It would guarantee that my mirrors and supplies have a safe space to be stored as well (one of my brand new \$500 mirrors was moved and damaged this past season). In addition, this would also allow me to offer solos/duets/small groups to my students without having to pay \$21/hr for one student to be in rehearsal and going over choreography.

I previously taught in Claresholm for two seasons, and worked with the town there to arrange a reasonable rate. I paid \$350/month for two afternoons/evenings and one morning per week to rent their space above the arena. When I was teaching there, the town officials were more than happy to work with the studio to ensure that class fees were fair, and showed a great amount of support for local health and fitness activities for all ages, but especially for children.

Thank you again for listening to my presentation. I hope that it provided you with the information required to make your decision. Please take some time to contemplate my proposals, and consider supporting local activities to remain local to Nobleford.

- **Additionally, Cassandra commented that she had a good example of how things went this past year with a minimum of 4 students per class and one with 5. She had 2 students withdraw in February which left 3 in that class. When an additional student withdrew in March, the class had 2 students which cost \$160 monthly to run but brought in only \$100. Cassandra would like to offer additional services like solos, duets, and small groups but can't justify asking clients to pay \$21 per hour for the rental on top of the instructor fee.**
- **A councillor commented that the number of students enrolled would affect the income. Cassandra shared she had 35 students last year and has done calculations based on that. The cost is \$45 -- \$60 per month, depending on the age and amount of time spent in class.**



- A councillor asked how many students are in a class and Cassandra stated she prefers no more than 8, to avoid needing an assistant present. This is comparable to what studios in Lethbridge would have.
- Discussed were other options for facilities. Cassandra shared she has unsuccessfully tried to contact the owner of the Legion Hall. She is not able to hold classes at home. Greg Rollingson, NCS principle, has offered use of the stage and gym for the recital, once the gym is available again. She has not taught paying classes at NCS but taught some as part of the phys-ed program.
- Asked was if Cassandra was losing money. She said not exactly but that she had by the end of the last year. She does pay herself before losses are incurred. Cassandra shared she doesn't want to charge more for classes as she want parents to be able to stay local.
- Rental rate currently charged is the discounted \$21 resident rate. The school also gets this discount. Council supports Cassandra getting this 30% discount, as already offered by the CAO.
- The mayor commented that rent is part of a business's overhead and has to be covered by building the expense into the price of your services
- Commented was that local businesses are great and this is a good program. Nobleford does need things like this in the community but the complex is there for the community, not for businesses. To subsidize a business further than the 30% already offered would set a precedent that the village would have a hard time following in the future.
- Asked was how this program compares to FCSS as they get free use of the complex but discussed was this is not comparable as FCSS doesn't charge for their programs.
- Mentioned is use of the complex for dance registration is offered free, as well as for the recital.
- Shared were 2 emails from citizens received earlier that day showing their support for the program.
- Cassandra closed by asking council to take into consideration that she does not want to increase her rates but that the studio is not able to grow at the current rental cost.

6:53 pm – Robert Groenenboom re: Tax Rate Concession

- Rob is requesting a 2016 property tax rate concession based on a November 16, 2000 letter from the Village of Nobleford. He is asking council to keep with the agreement made between council and his father, stating that the tax would remain within \$40 of what the county charges.
- An Order in Council is done when land is annexed, and then registered and conditions may be included on this. There is no reference to conditions regarding taxes on the Order in Council done for the land annexed from the Groenenbooms.
- The November 13, 2000 minutes from Council of the Village of Nobleford state the following resolution: #75-2000 J. Groenenboom – Moved by Councillor Lindstedt that the Village of Nobleford tax levy on land owned by Jake Groenenboom which the Village is proposing to annex, remain within a forty dollar margin from the levy which would have resulted from the County, for as long as the property remains Groenenboom land. CARRIED
- Shortly after the resolution, a letter under seal was sent to Jake Groenenboom, stating the same. Rob's father gave this letter to Rob. The letter was not registered with the Order in Council and Nobleford staff were not aware of it and did not find a copy of the letter on file.
- Shared was a spreadsheet estimating approximately what the county rate would have been since 2001 and calculating what the maximum charge for 2016 would be according to Resolution #75-2000, approximately \$863.

- Rob stated he is happy to do pay the county rate in accordance with the letter he produced. He mentioned he understands that the education and seniors portion is a separate item.
- Rob requested that the village waive any penalty until a decision is made, in the event that it's not made by the tax payable date of August 31, 2016. CAO Hofman stated it is within the authority of the village to do so.

7:05 pm – Glen Snelgrove, Muniserve Assessment

- Glen shared that a municipality has the right under the bylaw to set the tax rate, which Nobleford has done. The issue now is the letter Rob has produced. Had the letter been registered, this likely wouldn't have happened. Per Glen's recommendation and the CAO's discussion with the Municipal Affairs, this can be changed by a resolution in council and the bylaw does not need to be amended.
- The letter sent to Mr. Groenenboom in 2000 seems to be part of the negotiations at the time and Glen is of the opinion that it binds council morally if not legally.
- Glen shared that council did go through the proper procedures in setting the tax rates but the letter complicates things. It would be similar to a condition on a sale.
- Farmland assessment is established by the province. Minimum levies are often used in addition to individual tax rates to make sure that lower valued properties pay a minimum amount.
- The CAO inquired about what would happen if this land were to sell now, before the tax collection date or before the concession is decided on. The agreement made in 2000 is for as long as the property is in the family name so if a piece of the land were sold, they would have to pay the minimum levy of \$35 per acre but in this case it would not be until next year. Any new owners would not be involved in this agreement, but if the sold portion was rezoned, then this situation would not apply anyways.
- Asked of Glen was what his recommendations would be assuming that the farm rate minimum levy stays in place but that a concession is given. Assessment is used to make taxation fair. Perhaps set it at the same rate as the county next year, and then when it's sold it would be rezoned and taxed at the higher rate

**In Camera, Groenenboom Tax Levy – 7:17 pm
#218-2016**

MOVED BY Councillor Holinaty to go in camera at 7:17 pm. Gallery was asked to leave council chambers; Glen Snelgrove, Karen Feenstra, and Lisa Wiebe were invited to stay.

CARRIED

**Out of Camera – 7:35 pm
#219-2016**

MOVED BY Councillor Wobick to go out of camera at 7:35 pm.

CARRIED

Mr. Snelgrove left the meeting.

**2016 Property Tax Rate Concession on Groenenboom Farmland
#220-2016**

MOVED BY Councillor Pelley to adjust Rob Groenenboom's 2016 farm tax rate to \$863.00 in accordance with Council Resolution #75-2000 and the November 16, 2000 letter to Mr. Jake Groenenboom.

CARRIED

UNFINISHED BUSINESS

Sanitary Main Twinning Project

The tender award meeting for the sanitary trunk twinning project is tentatively set for August 23, 2016 at 7:00 pm. A pre-tender meeting was held on August 16th and 8 contractors attended. The Village has reached out to the contractors previously used in Nobleford and they will all be bidding. The tender documents are available on the web; Schedule A is for the twinning and Schedule B is for the overlay. MPE has included a clause that allows the Village to remove the paving if so desired at no cost. The tender asks for immediate start with completion for November but does allow for the paving to be delayed until July 2017 if necessary. The quote submitted to Alberta Infrastructure did not include the paving overlay but depending on where the contractor quotes come in, could still be done.

#221-2016

MOVED BY Councillor Holinaty to receive as information the update on the sanitary trunk twinning project.

CARRIED

Highway Avenue Paving Overlay

McNally is now not able to start the Highway Avenue overlay next week. The village is using a local company for some concrete prep work that was originally quoted by McNally at \$21,000. So far, approximately \$17,000 has been spent with twice as much work being done. All this curb/gutter work should be done soon. One additional section of rough curb on Highway Avenue may also be included yet. The public works crew will be digging up additional parts of Highway Avenue once word is received that McNally will be in the following week, as the Village is able to save roughly \$10,000 by doing some of the prep work beforehand.

#222-2016

MOVED BY Councillor Pelley to receive as information the update on the Highway Avenue paving overlay project.

CARRIED

Nobleford Community Complex Society, Paint The Complex Project

The CFEP Grant application is currently being completed for the Paint The Complex project. The estimated cost right now is almost \$50,000, not including the previously discussed additional interior storage. Mentioned is that the cost on metal work, door hardware, and trim is a rough estimate. The Village committed up to \$12,500 if it is matched but so far only \$9000 has been committed, by Lethbridge County. AGI pays \$3000 annually for the complex so if this were to be included for matching, the revenue would be enough to cover the estimated cost. The \$3000 could then not be part of the Village's revenue but AGI is comfortable with their donation being used for matching. The interior storage addition will probably become a separate project in the future.

#223-2016 NCCS CFEP Support

MOVED BY Councillor Wobick that the Village of Nobleford supports the Nobleford Community Complex Society \$50,000.00 PAINT THE COMPLEX project, and acknowledges and supports designating AGI's \$3000.00 payment to this project, and acknowledge the Lethbridge County Commitment of \$9000.00 and additional \$500.00 society funds, that will all be matched with \$12,500.00 in project funding by the Village under policy #02-22, and that these funds be used to match a \$25,000.00 CFEP grant fund application, upon CFEP is approved the Village will provide interim financing for the project.

CARRIED



**MPE Agreement for Scada
#224-2016**

CARRIED

MOVED BY Councillor Holinaty to proceed with signing the MPE agreement for Scada updates to the water treatment plant computer control system.

CARRIED

DELEGATIONS

8:00 pm – Ryan Wagner, Nobleford Fire Chief re: Radio Communication

- Nobleford has been invited by Lethbridge County to a meeting on September 15 to discuss results of the recent study they had done, and the new AFFRSC communication system, and the Fire Data Management system.
- Chief Wagner gave handouts to council with information about the new AFFRSC communication system.
- The Nobleford Fire Department's radios current use the Rogers tower (located north of Hwy 519, towards Picture Butte). Communication comes from dispatch in Lethbridge to this tower and from there comes here. The tower was moved to this location from the Keho area some time ago and reception has been terrible ever since. There are lots of dead spots outside of Nobleford where the radios won't receive a tone and they cannot communicate at times. Static noise is constant. Inside of buildings, the radios rarely work (especially in big sheds and grain bins in the County). They often only work if within line of sight, so this being interrupted results in bad communication. At a large fire scene, it becomes especially tough. Chief Wagner shared he has voiced concerns to Lethbridge County and the CAO multiple times. The response from the county was to give the department a portable repeater which is supposed to boost the system. It was installed in one of the trucks, and is an improvement, the switch has to be on, the truck has to be on scene, and everyone has to be on the same channel.
- AFFRSC is in infant stages and very expensive. Coalhurst is looking at switching to this system, as is Willow Creek and the RCMP. As they change, the Nobleford Fire Department may not be able to communicate with those on the AFFRSC system and that could include Lethbridge Fire and Ambulance. The newest radio currently in Nobleford's inventory is 3 years old but the majority are around 10 years old. The station radio is at the 25 year mark where it will need to be upgraded soon. The new AFFRSC system has more towers. The system went live on July 1, 2016 and is pretty much complete. It was tested during the Fort McMurray fire and worked great. Dispatch stations now have to update their software and processes to be able to work with it, which is happening at this time. Involvement in this new system is voluntary for now but the belief is that the current VHF system will be phased out over time and replaced with AFFRSC. For Nobleford, AFFRSC tower placement is good with a tower just south of 519, by Monarch, and one north of Lethbridge in the county.
- The mayor shared that the AFFRSC towers weren't all built specifically for they system; they are sharing tower space in some places. While the system worked in Fort McMurray, it does not work in Oyen and some other areas. AFFRSC was originally developed for the Calgary Olympics because the dead zone in the mountains. There are still significant issues.
- Shared was that \$438 million was spent building this system. Chief Wagner asked for pricing from multiple places and had a few get back to him. The radio currently used by the department costs roughly up to \$2000. In comparison, the basic AFFRSC radio costs about \$8000 or more, but there are 4 different types of radios that he received quotes on. A list of radios approved for AFFRSC has been released, some are heat resistance, water proof, etc. Radios that are dual band (can transmit VHF and digitally) roughly cost an additional \$2000. \$100,000 cost. Chief Wagner's thoughts would be to only get 2 of the dual band ones for himself and an officer. If switching over to the AFFRSC system, he would ideally want a radio for himself and for each officers, plus a half dozen to keep at the fire hall for calls. The chargers come with the radios. The department was loaned 2 portable radios to test the system. They kept one in the station and drove all over with the other, even to Taber and Stirling, and had excellent communication. Coalhurst sent someone into the mountains and still had good communications.
- There is no charge to use the system, the cost is in purchasing the appropriate hardware.
- Extra batteries are nice, are kept in the truck to replace radios when on scene.
- Lethbridge County cannot afford it and won't be getting this system. Most municipalities can't afford it as it would easily be \$100,000 to fully switch to AFFRSC. Thoughts are that if they eventually want to phase out VHF, the government might offer incentives or a grant to get people on the new AFFRSC system. Mentioned was that Nobleford has spent the majority of its reserves but Chief Wagner shared that the department should be set for the next 15 years on big items, needing only to purchase consumables.
- For the September 15th meeting with County, Councillors Vincent and Holinaty are appointed to the Emergency Services Committee and should attend along with CAO. Chief Wagner shared he is willing to attend.
- Chief Wagner shared that necessary updates to some of the current radios would cost \$30,000-\$40,000 in the future, and that he does not recommend spending that amount into an old system when a change could possibly be made soon. However, making the switch piecemeal could mean having to get dual band equipment. To be considered would be to not do the upgrades on the old system and spend that money on the new AFFRSC system instead.



- When RCMP and ambulances go to the AFFRSC system, first responders won't be able to communicate with them so eventually this will become a common issue. However, the RCMP transmissions will most likely be encrypted anyways.
- Chief Wagner suggested that the Village purchasing 1 dual band radio this year yet, so that Nobleford's Fire Department still has the ability to communicate with those on the new system, and that it might be possible to do this within the 2016 budget.
- Chief Wagner shared that as of that morning, the department has responded to 101 calls so far this year, comparable to 60 at this time last year.

Council

Council felt that it was good to receive this information now but that ultimately it will be a provincial issue as costs to Nobleford and Lethbridge County are prohibitive to purchasing the AFFRSC system radios. Nobleford expenditures over the past few year have been consistently high and reserves are exhausted. County has indicated that levels of service will have to be addressed as they are maxed out and revenues sources through current taxation are not an option under current conditions.

**Emergency Services Meeting with Lethbridge County, September 15, 2016
#225-2016**

MOVED BY Councillor Wobick to approve the Emergency Services Committee, DH, DV, KH attending the September 15, 2016 Emergency Management General Meeting proposed by Lethbridge County.

CARRIED

FINANCIAL REPORT

**Accounts Payable for Approval
#226-2016**

MOVED BY Councillor Wobick to approve payment of \$14,577.11 to MPE Engineering Ltd for the Sanitary Trunk Twinning Project engineering advance.

CARRIED

Accounts Payable for Ratification

Payments to Jonathon Hummel were part of the concrete budget originally proposed by McNally but done by Mr. Hummel instead for the purpose of saving money and getting additional work done.

#227-2016

MOVED BY Councillor Holinaty to ratify Accounts Payable in the amount of \$214,086.14.

CARRIED

Financial Reports

#228-2016

MOVED BY Councillor Pelley to receive as information the May 2016 Financial Statement showing a balance of \$2,804,076.87 and the June 2016 Financial Statement showing a balance of \$2,780,389.01.

CARRIED

ATB Statements

#229-2016

MOVED BY Councillor Wobick to receive as information the ATB Account Statements ending May 31, 2016 and June 30, 2016, and the ATB MasterCard Statements ending Jun 16, 2016 and Jul 18, 2016.

CARRIED

MSI/BMTG Capital 2016 Grant

#230-2016

MOVED BY Councillor Holinaty to receive as information the receipt of 2016 MSI Capital Grant funds totaling \$314,705.00.

CARRIED

NEW BUSINESS

Cassandra Navratil's Request for Complex Rental Rate Concession

As discussed during delegation at 6:35 pm.

#231-2016

MOVED BY Councillor Holinaty to approve continued rental of the Community Complex to Cassandra Navratil for her dance business at the 30% discounted resident rate of \$21.00 per hour.

CARRIED



Bylaw #577, Schedule A amendment

Council discussed the utility rates for 2017. Changes include a slight increase on metered water usage over 100 m³, an increase to the sewer and garbage flat bimonthly rates for all properties, an increase to the bulk water rate, and an increase in the penalty for a nonworking meter. The rate for Lethbridge County and Barons will be increased as well. Commented was that Nobleford's rates will still be among the lowest in the province but that Nobleford consumes more water than the average municipality.

Bylaw #635 amendment to #577 schedule "A" first reading.
#232-2016

MOVED BY Councillor Peley that Bylaw #635, amendment to #577, Schedule A be read for the first time.

CARRIED

Bylaw #635 amendment to #577 schedule "A" Public Hearing #233-2016

MOVED BY Councillor Wobick that a public hearing for Bylaw #635 amendment to #577 schedule "A" be held on September 20th, 2016.

Village of Nobleford, Schedule "A"

A BYLAW OF THE VILLAGE OF NOBLEFORD, IN THE PROVINCE OF ALBERTA, TO ESTABLISH AND PROVIDE FOR THE LEVYING AND COLLECTING OF CHARGES AND RATES FOR WATER, SEWER AND GARBAGE SERVICE AND TO REGULATE THESE SERVICES WITHIN THE VILLAGE OF NOBLEFORD. WHEREAS the Municipal Government Act, being Chapter M26.1, 1994, of the Revised Statutes of Alberta and amendments thereto, authorizes a Municipal Council to pass bylaws pertaining to public utilities.

NOW THEREFORE, the Council of Village of Nobleford, in the Province of Alberta, duly assembled enacts as follows: THAT it is the intention of Council that each separate provision of the Bylaw shall be deemed independent of all other provisions herein and it is further the intention of Council that if any provisions of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable. SCHEDULE "A"

SCHEDULE "A" Utility charges and rates for water, sewer, and garbage services.

RESIDENTIAL RATES

	2012-2016	2017
Basic Water Rate,	\$24.00 bimonthly	\$24.00
January 1 –December 31 water rate, metered	.60 per m3	.60
Over 100 m3 (22,000 gallons) water rate, metered	1.17 per m3	1.40
Sewage rate	16.00 bimonthly	20.00
Garbage rate	26.00 bimonthly	30.00

Commercial, Industrial, Institutional, Bulk,

Basic Water rate	\$24.00 bimonthly	\$24.00
January 1 thru December 31 water rate, metered	1.17 per m3	1.40
Bulk water rate – Double Barons/County rate, metered	2.34 per m3	2.80
Sewage rate	16.00 bimonthly	20.00
Garbage rate	26.00 bimonthly.	30.00

Water Conveyance rates outside of the corporate limits of Nobleford. Water is metered.

Excluding Municipalities, a prepaid conveyance agreement with the property owner with a \$600 deposit is required.
 Barons and County water line rate is cost plus 5% \$1.17 per m3
 Bulk water, Double Barons/County rate 2.34 per m3, minimum of \$100 bimonthly
 Bulk water via hydrant 4.00 per m3

Properties require a functioning water meter at owners cost, with exterior reader located within 2 meter of front of building closest to street and clear of any obstruction. Properties without operating meters are subject to water billing penalties of **\$200.00** bimonthly and disconnection. A \$50.00 reconnection fee shall apply. In the event that no water and sewer services are connected to the property within 2 years from the date of purchase of the property, each lot will be subject to a basic Village utility services charge for sewer and water service as per Village utility rate schedule. Outstanding accounts may be transferred to property taxation accounts.

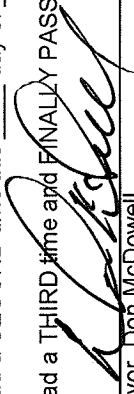
1 m3 = 219.9612 gallons. 1 cent per gallon = \$2.19 m3
 Cost recovery supported by utility rates, not property taxation.

This amendment to Schedule "A" of bylaw 577 shall come into force and effect upon the final passing thereof.

Read a FIRST time this 16 day of August, 2016.

Read a SECOND time this ___ day of _____

Read a THIRD time and FINALLY PASSED this ___ day of _____


 Mayor, Don McDowell

CAO, Kirk Hofman

CARRIED

Update to Traffic Bylaw Considered

Some of the issues that have come up include speed limits, parking on streets, and parking on residential properties of trailers, buses and semis.

- In regard to RVs, allowance is based on the property line so some properties can legally have trailers closer to the sidewalk than others, causing confusion. Because of safety, the sidewalk is the main area of concern, especially regarding hitches (bumper and 5th wheel). Discussed was to use the sidewalk (or curb in the absence of a sidewalk) as a guideline and require that the point of furthest projection on the trailer must be back from the sidewalk (or curb) at least 1 meter.
- Regarding school buses, any decision made impacts commercial vehicles like semi tractors. Complaints from neighbors are often received, especially regarding the noise. Options are to either let limits by length and weight or to specifically reference vehicles. Consider NO bus or Semi Parking allowed.
- Concerns were expressed regarding school buses going down routes where there may not be adequate room to safely do so. Certain schools are making one or 2 main stops while others stop at individual households.
- Parking on streets, especially trailers, is an ongoing issue. Provincial law says trailers can be parked on public streets. Recommended was to limit it by length and weight. Some trucks are longer than the length designated by the current bylaw so Council agreed it would be appropriate to update the length to 8 meter (26.25 ft). Try to keep in compliance with provincial laws for RCMP enforcement.
- Council felt a 24-hour allowance is appropriate for travel trailers to be on the street for loading and unloading.
- Regarding speed limits, recommended was to have it be 30 km at all times along Highway Avenue by the school. The CAO will look into legalities regarding classifying it a school zone or not.

#234-2016

MOVED BY Councillor Pelley to receive as information the discussion on updates to the traffic bylaw and CAO to draft an amended bylaw.

CARRIED

AUMA Convention, October 5 to 7, 2016

The AUMA convention will be in Edmonton, AB from October 5 to 7 and the CAO will do a broadband presentation on October 6. Budgeted is for 3 people to attend (2 councillors and 1 administration). Councillor Holinaty will be away. Councillor Pelley hasn't been to AUMA for a few years and expressed interest in attending. Councillor Wobick does not wish to go.

#235-2016

MOVED BY Councillor Wobick that CAO Hofman, Mayor Don McDowell, and Councillor Pete Pelley attend the AUMA Convention from October 5 to 7 and that the CAO does a presentation regarding broadband as requested by AUMA.

CARRIED

SuperNet, Axia, Bell, GOA

Discussion is ongoing regarding the Government of Alberta's SuperNet possibly being purchased by Bell, which would limit options for rural municipalities and opportunities for companies like Axia.

#236-2016

MOVED BY Councillor Holinaty to receive as information the update regarding the SuperNet.

CARRIED

Lethbridge & Southwest Alberta Community Foundation

Tickets to the Lethbridge & Southwest Alberta Community Foundation event on September 29, 2016 with Speaker Ian Bird on "How Philanthropy Builds Communities Where We All Belong" are \$50 each.

#237-2016

MOVED BY Councillor Pelley to approve expense of \$100 for CAO Hofman and Parks & Recreation Society President Barb Hofman to attend the September 29, 2016 Lethbridge & Southwest Alberta Community Foundation event.

CARRIED

Appointment of Members to Municipal Planning Commission (MPC)

#238-2016

MOVED BY Councillor Holinaty to appoint Councillors Wobick, Pelley, and Vincent to the Municipal Planning Commission (MPC), and to appoint Mayor McDowell as an alternate.

CARRIED

Recess

Mayor McDowell declared a recess at **9:26 pm** and Councillor Holinaty left the meeting.



MUNICIPAL PLANNING COMMISSION MEETING (MPC)

COUNCILLOR WOBICK CALLED TO ORDER THE MEETING OF THE MUNICIPAL PLANNING COMMISSION WITH COUNCILLOR WOBICK, COUNCILLOR PELLEY, AND MAYOR McDOWELL PRESENT AS ALTERNATE.

DISCRETIONARY LAND USE, RESIDENTIAL DUPLEX IN NORTH P5, 12 STREET

NOTICE HAS BEEN GIVEN REGARDING THIS HEARING. THE REQUEST IS THAT A DUPLEX BE BUILT AS PROPOSED PRIOR TO THE CHANGE OF THE LAND USE BYLAW. APPROVAL IS NEEDED TO BUILD WITH CONDITIONS BEING SETBACKS AND THE REQUIREMENT THAT 4 ADEQUATE PARKING STALLS ARE BUILT. APPROVAL OF THIS FIRST DUPLEX DOES NOT MEAN ADDITIONAL DUPLEXES ARE APPROVED. THE VILLAGE HAS TO ALLOW FOR ALL TYPES OF DEVELOPMENT AND BE RESPECTFUL OF NEIGHBORS.

#239-2016

MOVED BY COUNCILLOR WOBICK TO APPROVE DISCRETIONARY DUPLEX DEVELOPMENT APPLICATION ON LOT 9, BLK 27, PLAN 1412353 UNDER NOBLEFORD LAND USE BYLAW R-1 DISCRETIONARY AS PROPOSED WITH FOUNDATION SETBACKS BEING 23'7" FRONT FROM INSIDE SIDEWALK (27' CURB GUTTER), 12'8" ON SIDE AND 5' ON BACK, WITH 4 FRONT PARKING STALLS ON TWO CONCRETE PADS A MINIMUM OF 19' WIDE X 23'7" LONG.

CARRIED

CIVIC ADDRESS COMPLIANCE ON MULTIFAMILY DWELLINGS, 10A AND 10B STREET

THERE IS AN ONGOING ISSUE WITH THE MULTIFAMILY UNITS ON 10A AND 10B STREET HAVING TO USE MULTIPLE ADDRESS FOR SERVICES WHICH CAUSES CONFUSION, ESPECIALLY WHEN IT COMES TO SERVICE INSTALLATION AND EMERGENCY ASSISTANCE. THE SOLUTION IS TO REQUEST THAT THE OWNERS PHYSICALLY ADDRESS THEIR PROPERTIES ACCORDING TO THE NUMBERS GIVEN BY THE VILLAGE.

#240-2016

MOVED BY COUNCILLOR WOBICK TO PROVIDE A CIVIC ADDRESS MAP AND RECOMMEND TO THE PROPERTY OWNERS OF MULTIFAMILY UNITS ON LOTS BETWEEN 10A AND 10B STREETS THAT THEY CLEARLY IDENTIFY THEIR UNIT, WITH A SIGN ON THE FRONT OF THEIR UNIT STATING CIVIC ADDRESS AND STREET, EXAMPLE; 317 10B STREET.

CARRIED

COUNCILLOR WOBICK ADJOURNED THE MEETING OF THE MUNICIPAL PLANNING COMMISSION.

Mayor McDowell declared the regular council meeting back in session at **9:46 pm** and Councillor Holinaty rejoined the meeting.

REPORTS

CAO written Report: lot sales. Summer fun. NCS modernization. County Land trust thank you. Cell phone communication in Nobleford. AXIA donation of TV, ooma, apple TV, AXIA film crew, Museum. AGI sanitary connection - new manufacturing. Request for CAO education ENERGIZE WORKSHOP Oct 20,21,22, Jasper <https://s3.amazonaws.com/s3.arpaaonline.ca/Charting+the+Course+Program+2016.pdf>

CAO Workshop

#241-2016

MOVED BY Councillor Holinaty to support the CAO attending the ARPA Conference & Energize Workshop in Jasper from October 20 – 22, 2016.

CARRIED

Mayor's Written Report: Thankyou letter to AB Gov July 9th. Barons parade. July 11. Waste Management meeting. July 30th. Nobleford Heritage Day breakfast & parade. Aug 4th. Axia testimonial. Aug 13th. Coalhurst parade.

Councillors' Written Reports

M.W. written report: None. VERBAL: Thanks Axia for the flowers they sent her.

P.P. written report: None. VERBAL: Lethbridge Waste Meeting, discussed if VON should ask for reimbursement and possibly suggest retroactive. Trailer dump station is too level, not draining out of trailers.

D.V. written report: None

D.H. written report: will be attending a Subdivision Appeal Board hearing in Coalhurst on Aug 24th.

#242-2016

MOVED BY Councillor Wobick to receive the CAO, Mayor, and Councillors' reports.

CARRIED

INFORMATION/CORRESPONDENCE

Nobleford Community Complex Society (NCCS) Annual Corporate return

The Nobleford Community Complex Society has submitted a copy of their annual corporate return.

NCCS Agreement with Village of Nobleford



All parties have signed the agreement between the Nobleford Community Complex Society and the Village of Nobleford.

NCCS Purchase of TV & Mount for Complex

NCCS has purchased a 60" Samsung 6200 Smart TV and wall mount for installation in the upstairs room of the community complex.

Cody Hofman, Certificate of Qualification

Public Works employee Cody Hofman passed the test and successfully received his certificate of qualification for Level 1 Water and Waste Water Operator.

2016 Business of the Year Awards

Nominations are now being accepted for 2016 Business of the Year Awards.

Fort Macleod Municipal Inspection Review, February 2016

This document is an example of the roles and responsibilities of council and will be used as a required reading for newly elected councillors.

Commissioner of Oaths Certificate

CAO Hofman's appointment as a Commissioner of Oaths has been renewed, expiring August 11, 2019.

#243-2016

MOVED BY Councillor Holinaty to receive as information the annual corporate return from the Nobleford Community Complex Society; the signed agreement between the Nobleford Community Complex Society and the Village of Nobleford; the purchase of a TV and mount by the Complex Society for installation in the upstairs room of the complex; Public Works employee Cody Hofman's receipt of his certificate of qualification for Level 1 water or wastewater operator from Alberta Environment and Parks; business of the year award nomination packet; Town of Fort Macleod Municipal Inspection Report, February 2016; and the Commissioner of Oaths Appointment Certification for Kirk Hofman.

CARRIED

MEETING DATES

Regular Council meetings are at 6:30 pm.

#244-2016

MOVED BY Councillor Pelley to accept the meeting dates with the addition of the August 23, 2016 meeting to award tender on the sanitary trunk twinning project.

21 regular Council meetings in 2016, 1st and 3rd Tuesdays

- August 23, 2016, 7:00 pm – Sanitary Trunk Twinning Tender
- Sept 6
- Sept 20 – DV absent
- Oct 4
- Oct 18
- Nov 8
- Nov 22
- Dec 6

CARRIED

In Camera, Salary Agreement Payment Schedule – 9:55 pm

#245-2016

MOVED BY Councillor Wobick to go in camera at 9:55 pm.

CARRIED

Out of Camera – 10:15 pm

#246-2016

MOVED BY Councillor Pelley to go out of camera at 10:15 pm.

CARRIED

Amended Salary Agreement Payment Schedule

#247-2016

MOVED BY Councillor Wobick to approve the amended CAO employment agreement format including the pay schedule recommendations by auditors YPM.

CARRIED

In Camera Land Issue

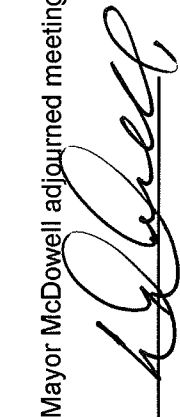
#248-2016

MOVED BY Councillor Holinaty that the CAO collect additional information on the in camera land items

CARRIED

ADJOURNMENT

Mayor McDowell adjourned meeting at 10:16 pm



Mayor

Administrator