

Minutes; FOR THE REGULAR MEETING OF COUNCIL OF THE VILLAGE OF NOBLEFORD HELD IN COUNCIL CHAMBERS AT 906 HIGHWAY AVENUE, NOBLEFORD on January 6th, 2015 at 6:30 pm

Council Mayor Don McDowell, Councillor Marguerite Wobick, Councillor Don Holinaty, Councillor Pete Pelley, *Councillor Don Vincent (absent)*

Staff Kirk Hofman, Chief Administrative Officer, Sammy Jordan, Recording Secretary

Gallery No one

Call to Order Mayor McDowell called meeting to order at 6:33pm

Open floor to citizens No one

DELEGATIONS No one

**APPROVAL OF AGENDA
January 6th, 2015 Agenda**

#1-2015 MOVED BY Councillor Holinaty to accept the agenda for the January 6th, 2015 regular council meeting. CARRIED

**APPROVAL OF MINUTES
December 15th, 2014 Minutes**

#2-2015 MOVED BY Councillor Wobick to approve minutes of the December 15th, 2014 regular Council Meeting. CARRIED

UNFINISHED BUSINESS 6:36pm

P 5 subdivision FORTIS servicing 38 lots, 15 street lights, LED option additional cost of \$3,439.00 over HPS.

Submission from Fortis with 2 quotes for electrical service to P5 Centennial residential Subdivision. Both have the same requirements, however there is a difference in cost of \$3,439.00 between LED and HPS. The difference of light quality is that LED is a truer light. The LED lights use 1/10th the amount of energy, and has the same brightness of other lights. There may be more incentives to switch HPS over to LED in the future. The only difference in outside appearance is the head of the light, but nothing of great significance. Councillor Wobick has noted that LED lights seem quite a bit brighter. The payback on the energy efficiency is minimal for Nobleford. Electric service to P5 with LED lights is \$156,920.51 plus \$2621.73 GST, totaling \$159,542.23. The construction advance rebate after all lots are energized with service within 10 years is \$104,486. \$54,234 will be the net cost. Nobleford gets 100% GST back Councillor Holinaty: LED is the way of the future, and Nobleford should begin modernizing sooner rather than later.

#3-2015 MOVED BY Councillor Pelley to sign contract with FORTIS Alberta to construct electrical service to 38 lots in P5 residential subdivision including 15 LED lights at a cost of \$156,920.51 plus gst. CARRIED

Part II: There are now small light systems on people's properties. CAO has been in contact with some suppliers of the home-light systems. Mayor McDowell is not convinced that the P5 subdivision is the right area for this type of system. Council may consider this in the future and noted that home owners are welcome to put small designer style yard lights on their property in accordance with LUB.

Mar yen Holding, King Street

Mar yen is taking a step forward toward King Street retail project development. They're in discussion with grocers, as well as banks regarding funding and commitments. As with the past, until there is a grocer who has committed, things are moving the same. Mar yen holdings are utilizing all services provided by the Village and appreciated the 3 month extension on option to purchase lots.

#4-2015 MOVED BY Councillor Wobick to receive the Mar yen holdings report as information. CARRIED



CFIB report, Nov 17, 2014: <http://www.cfib-fcei.ca/english/article/6726-spending-threatens-fiscal-sustainability-of-ab-municipalities.html><http://www.cfib-fcei.ca/cfib-documents/lab0718.pdf>

Media has contacted CAO, they are looking to do a story on Medicine Hat, and referencing Nobleford. This is up to Council to decide whether or not appropriate. This CFIB report does not shed good light on most municipalities in Alberta. Nobleford is an exception, with its assessment with real market increases continues to grow. Nobleford has already followed many of the recommendation suggested by the CFIB report over the past years. CAO agrees with most of the CFIB suggestion. CAO believes that overall it is a very good report from a business perspective. CAO believes part of Nobleford's success has been the consistency of its governing body and administration. Nobleford has results due to diligent work.

#5-2015 MOVED BY Councillor Pelley to accept the CFIB report as information and to work with media on news report.

CARRIED

Nobleford marketing, P5 Subdivision strategies.

CAO: CAO provided a history of marketing Nobleford and the subdivision and suggested that significant personal commitment was part of the multi years public relations activities that Council but mostly CAO were active in. The positive results for the benefit did come without a personal cost. CAO suggests that future marketing can still be successful but without negative side effects and suggests that Mayor and CAO work together on Media and public presentation and relations. If you look at the news and video media between 2004 and 2010 is was mostly of Nobleford CAO Hofman. " That was the plan at the encouragement of Council"

Any criticism usually comes from within the community, as some people are adverse to change. Therefore, whoever is marketing, promoting, public relating, should be adequately prepared.

Mayor McDowell has not recently heard any criticism of Nobleford developments from its residents. CAO: The marketing of P5 will equally be a marketing of P6 (100 acres east). To realize a successful Phase 6, it will begin with how P5 is marketed and sold. It is now a matter of how this will be presented to the public. The growing and successful **industrial area** is a huge achievement that has been very quietly celebrated, and advertising it, and the villages success, could be utilized to further the marketing of P5 subdivision. Therefore, the industrial success is a story that should be promoted in the local media. The new school development may be a good idea as a source of advertising Nobleford. This may also be a story to wait to present –until Palliser takes the initiative. However, either way the **ECS -12 school** should be referenced as a great opportunity for families to move to Nobleford.

The possibility of a **KING STREET** commercial development is already beginning to garner attention. The current possible developers may be uncomfortable discussing these matters with the media at this point. This is something that should be looked at and discussed with Mar yen holdings.

Political marketing: To be looked at? The new home warranty is the biggest political issue at the moment.

AXIA fiber optic opportunities should be presented in the marketing.

#6-2015 MOVED BY Councillor Holinaty to proceed with the P5 Nobleford marketing as discussed with Mayor and CAO leading together.

CARRIED

FCM Edmonton, June 5-8, down town accommodation waiting list.

Downtown accommodations around convention center are currently sold out core.

#7-2015 MOVED BY Councillor Pelley to book alternative accommodations for the 2 councilors attending the FCM Conference in Edmonton from June 5-8, 2015.

CARRIED

FINANCIAL REPORT

APR

#8-2015 MOVED BY Councillor Holinaty to ratify the Accounts Payable Ratified in the amount of \$152,451.52

CARRIED

Nobleford Financial statement

3.3 million.

#9-2015 MOVED BY Councillor Pelley to accept the Nobleford financial statement in the amount of \$3,312,404.50.

CARRIED

ATB F.S.

Nobleford writes cheques to itself as the Village office also pays for utilities.

#10-2014 MOVED BY Councillor Wobick to accept the ATB financial and MasterCard statement as information.

CARRIED

Reserve Transfers

Transferred from reserve. Approval to make these transfers is needed.

Reserve transfers.

#11-2015 MOVED BY Councillor Holinaty to approve transfer from environmental reserve fund to school playground in the amount of \$22,000.
\$65,095.92 Transfer from Sub reserve to fund actual 2014 P5 expenditures,
\$15,000.00 Transfer from Roads and Streets reserve, Concrete work

CARRIED

NEW BUSINESS 8:16pm

Alberta, New Home Warranty, exemption for Nobleford.

Is an exemption for Nobleford possible? This new warranty is not beneficial or feasible to the average citizen or smaller developers.

New Home Warranty

#12-2015 MOVED BY Councillor Wobick to approve Council to be politically active and CAO attempt to get Nobleford exempt from the Mandatory Alberta New Home Warranty plan

CARRIED

Park Enterprises, new contract agreement proposal

CAO presented a draft agreement proposal from Park for safety code inspection services. Council discussed then increase in rates, service and suggested that the CAO continue in discussion with Park and look at alternatives. CAO would like continue discussing a fair agreement with Park Enterprises, and then consult back with council, before other agencies are considered via RFP.

Park, agreement

#13-2015

MOVED BY Councillor Pelley to support CAO in negotiating a fair agreement with Park Enterprises and then consult back with Council.

CARRIED

Low Oil prices may reduce paving cost. 2016-2020 Paving program: Highway Ave (Rubie St to Barons St) overlay, 13th street, and a portion of Railway and Highway Ave to 13th Street.

Multi-year capital plan for Nobleford on paving. Mayor McDowell believes that this will be a good time to pave if asphalt prices are low considering the extremely low oil prices. Highway Avenue, 13th Street(local improvement) North Railway and North Highway Avenue would be considered. Most pavers buy their asphalt on futures, and hedge their purchases, and as such the price of asphalt should also go down.

Paving

#14-2015

MOVED BY Councillor Wobick for CAO to go ahead and retrieve pricing for the paving projects.

CARRIED

REPORTS 8:31pm

CAO, written: YPM Audit, CUPE, Leth County Fire Agreement, CAO Changes in area, 2014 review, Newsletter, Recording Secretary, Efficiencies in Admin Office.

Fire Agreement: Agreement signed by Nobleford, and given to Lethbridge County. Nothing has been done with it up to this point. There is still an outstanding bill for 2014 rent.

CAO changes in the area: Sunny South article discussing the numerous recent change-up in municipal CAO's. There have been a lot of issues with the turnover of CAO's in the region.

2014 Review: In the meeting package. Also included in the public record

Newsletter: Village office shall be coordinating the Nobleford newsletter in-house.

CAO announced Recording Secretary Sammy Jordan, has resigned her position due to her University

schedule. CAO and Council thanked Sammy for a job well done.

Nobleford in review of 2014

Nobleford continues to prosper with 2014 seeing progress in so many areas. Council and Administration continue to work effectively together on building a solid foundation for a sustainable future. We continue to provide quality services as well as lower property taxes year after year "Lowest in Alberta". Our water treatment facilities and distribution to Nobleford, and conveyance of water to other municipalities, via regional pipelines has proven to be very efficient thanks to practical Governance, strong management and operation. We continue to avoid extra franchise fees on electrical and natural gas services. The population grew in 2014 with 40 lots in Phase 4 of Centennial residential subdivision all having new homes being built. There was also complimentary country residential construction adjacent to Nobleford. New business building and job growth in the new Industrial subdivision was strong with only 6 of 24, 1 to 2 acre lots remaining. Development of businesses along highway #519 leading to Nobleford has also been healthy. Nobleford has near 300 job opportunities. The occupancy of the newly constructed 3 bay Fire Hall has really benefited Nobleford and the Lethbridge County. Recreation facilities appreciation by the community in our Spray Park, Skate Park, walking paths, soccer and ball fields, 5 playgrounds, Climbing wall, continues to grow with the addition of \$100,000 in new playground equipment in parks including the new 2014/15 school playground that seen many provincial, regional and local partners coming together to fund the projects.

What's in store for 2015:

- 1- Another property tax reduction in 2015, 2016 and 2017 and then. "No Municipal property taxes in 2018"
- 2- 38 news lots in Phase 5 of Centennial residential subdivision will go on sale March 30, 2015.
- 3- Continued progress on the King Street, down town, 20,000 sq ft retail development.
- 4- Continued work on realizing fiber optic service to all of Nobleford.
- 5- With low oil prices, and our healthy financial situation, we may take advantage of low asphalt prices and advance our 2016-2020 paving projects to 2015.
- 6- Nobleford Centennial 2018 community projects will be announced.
- 7- With the strong community growth we will be looking at updating our municipal development plans for Industrial and more residential expansion.
- 8- Intersection of highway #519 and 23 upgrade with the new roundabout funded by AB Government.
- 9- Council will continue to focus on its strength of consensus in Governance, Administration will continue to manage Nobleford effectively and efficiently, Operations will continue to be practical and diligent.
- 10- Together we will continue to listen, learn and work with purpose.
Challenges for the future will be the outside pressures on Nobleford that continue to increase costs and produce negative results that threaten Nobleford and rural Alberta sustainability. In the past 10 years we have found that consistency in Governance and Administration vision, planning and action produces good things. Such as reduce bureaucracy and wasteful process. We will be working with other municipalities and the Provincial Government in improving at everything we and they do.
- 11- Visit www.nobleford.ca for goals, objectives and vision

Mayors, written: Mayor and Reeves agenda Min MA.

Things have been relatively quiet. Mayor and Reeves is coming up. MA minister Diana McQueen will be in attendance for a February meeting. All questions regarding the New Home Warranty policy will be directed towards her. Mayor has had questions regarding snow removal on sidewalks etc. Nobleford does not have a bylaw the specifies when adjacent home owns must clear snow off public walkways, this is a very difficult bylaw to enforce. Councilors suggested the lighter approach and encourage neighborly consideration and reminders that Home owners are liable if an injury were to occur on an icy sidewalk adjacent to their property

Councillors, written reports:

MW. Written report,

P.P. Written report,

People have reported compliments the snow plow in the Village, however there have been complaints about pea gravel contained in the sand that the plow spreads,

D.V. Written report (absent).

DH. Written report

#15-2015

MOVED BY Councillor Holinaty to accept CAO, Mayor and Councillors reports as information.

CARRIED

INFORMATION/CORRESPONDENCE

Nobleford has been asked to look into recycling by Mayor Spearman.

Meeting dates; Regular Council meeting are at 6:30 pm.

January 6 2015 6:30 pm Regular Council meeting
 January 20 2015 6:30 pm Regular Council meeting
 February 3 2015 6:30 pm Regular Council meeting
 February 17 2015 6:30 pm Regular Council meeting
 March 3 2015 6:30 pm Regular Council meeting
 March 4-6 LGAA, Red Deer CAO
 March 17 2015 6:30 pm Regular Council meeting
 April 7 2015 6:30 pm Regular Council meeting
 April 21 2015 6:30 pm Regular Council meeting
 May 5 2015 6:30 pm Regular Council meeting CAO absent 5-18
 May 19 2015 6:30 pm Regular Council meeting
 June 2 2015 6:30 pm Regular Council meeting
 June 5-8 FCM Edmonton
 June 23 2015 6:30 pm Regular Council meeting
 July 7 2015 6:30 pm Regular Council meeting
 August 18 2015 6:30 pm Regular Council meeting
 Sept 1 2015 6:30 pm Regular Council meeting
 Sept 15 2015 6:30 pm Regular Council meeting
 Sept 23-25 AUMA convention Calgary

#16-2015 MOVED BY Councillor Pelley to accept the meeting dates as presented. CARRIED

STAFF, Monday Office

#17-2015

In Camera

MOVED BY Councillor Wobick to go into camera at 9:03pm.

#18-2015

Out of Camera

MOVED BY Councillor Pelley to go out of camera at 10:11 pm.

Staff initiatives

#19-2015

MOVED BY Councillor Holinaty to proceed with staff efficiency initiatives CARRIED

Office hours Tues-Fri

#20-2015

MOVED BY Councillor Wobick that Municipal office hours open to public shall be Tuesday, Wednesday, Thursday, Friday, 9:00 am to 12:00 noon and 1:00 pm to 4:00 pm CARRIED

CUPE

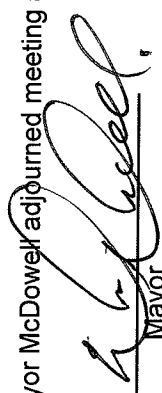

#21-2015

MOVED BY Councillor Pelly Collective agreement for January 1 to December 31, 2018 with CUPE be approved and signed by Councilors and CAO. CARRIED

In favor I opposed Council Pelley

ADJOURNMENT

Mayor McDowell adjourned meeting at 10:21 pm.


 Mayor

 Administrator