

Minutes; FOR THE REGULAR MEETING OF COUNCIL OF THE VILLAGE OF NOBLEFORD HELD IN THE COUNCIL CHAMBERS AT 906 HIGHWAY AVENUE, NOBLEFORD on July 4, 2017 at 6:30 pm

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

Staff Kirk Hofman, Chief Administrative Officer; Lisa Wiebe, Recording Secretary

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

Gallery None

APPROVAL OF AGENDA

July 4, 2017 Agenda #190-2017

MOVED BY Councillor Holinaty to accept the agenda for the July 4, 2017 meeting.

CARRIED

APPROVAL OF MINUTES

June 20, 2017 Regular Council Meeting Minutes #191-2017

MOVED BY Councillor Vincent to approve the minutes of the June 20, 2017 regular Council Meeting, including the signed Ethical Guidelines of Conduct for Council.

CARRIED

DELEGATIONS - None

UNFINISHED BUSINESS

Capital Infrastructure Projects for 2017/2018

CAO presented Nobleford's business plan, outlining capital projects that will require use of the Village's reserve funds. Council reviewed expenditures on these projects including those currently in progress and potential ones, which would deplete reserves below the desired 2 million if they were all done.

<i>July 4, 2017 Business Plan</i>						
Project	Reserve	Cost	Grant & Other	Village Share	Construction	
June 30, 2017 estimates	\$3,500,000					
Railway Ave Sewage trunk	\$3,200,000	\$800,000	\$500,000	\$300,000	2018	near complete
Centennial park, complex	\$3,130,000	\$200,000	\$130,000	\$70,000	2018	committed
Sewage lagoons	\$2,184,390	\$3,150,000	\$2,206,000	\$945,610	2018-19-20?	when?
WTP res Dome	\$1,784,390	\$800,000	\$400,000	\$400,000	2018	Priority, discuss County and Barons
Klok 7 lot extension Res Sub	\$1,284,390	\$500,000	\$0	\$500,000	2018	Concl, future growth, self dev ?
Industrial, Atkinson	\$0			\$0	2020	County dev, VON fee for serv 5%
Total		\$5,450,000	\$5,236,000	\$2,215,610		

Of the projects listed, the subdivision for the 7 lots would require an investment at this time that offers the potential for additional future development. Also to be considered is the potential of future industrial development by county or Nobleford or joint ventures. Depending on what the province does, there may be some help towards these from MSI. CAO suggested that there needs to be about 2 million dollars in reserves to keep the money tree working as it has. The cost of the 7 lots as part of the Klok subdivision would potentially be recouped in the future but there is no way of knowing when. Some costs could be passed on to whomever develops the property and adjacent property in the future, as this portion would prepare for that, but an agreement then would depend who is on council at that time. Council discussed prices and selling times of previous subdivisions.

Subdivision:	Time to Sell Out:	Lot Sale Price:	Number of Lots:	Year Full:
Kenex	25 Years	\$15,000	36	2005
Centennial 1	1 Year	\$16,000	46	2007
Centennial 2	1 Year	\$18,000	44	2010
Centennial 3	1 Year	\$20,000	44	2013
Centennial 4	1 Year	\$25,000	44	2015
Centennial 5	in progress	\$30,000	38	1/2 in 2017
	<i>(17 lots remaining as of July 2017)</i>			
Klok		\$60,000	18	2023 ?
VON			7	2026 ?

Discussed necessary projects vs discretionary. Most are necessary infrastructure, only the development of the 7 lots is not. Initial costs for the project are higher than will be recouped selling the 7 lots. Discussed timeframe on the lagoon project and how soon the village would have to spend money on this. Thoughts are to take advantage and use the money being offered. If infrastructure is upgraded as funding approved/applied for, it shows Nobleford is interested in growth.

Council discussed the \$800,000 WTP reservoir dome project and how Lethbridge County and Barons should be considered in paying for a portion it as the current capacity is adequate for Nobleford alone but because of Barons and County, more storage is needed. Discussed splitting the grant and splitting the expenses, and options of the county applying for a grant for their portion. CAO shared on policy of Water for Life.

Whether or not to develop the 7 lots hinges on when those lots might sell, which is unknown speculation. Discussed was if a decision can wait or what timeframe this has to be worked on.

Asked was if the subdivision will still proceed if the Village does not develop the southern portion; yes it would. CAO will meet with Developer, McNally and engineer to discuss benefits of developing now versus waiting, try to find out if costs would increase.

CAO recommended good record keeping for future council.

Capital Infrastructure Projects Business Plan #192-2017

MOVED BY Councillor Pelley to receive as information the Capital Infrastructure Projects (Business Plan).

CARRIED

7:00 pm – Public Hearing, Bylaw #644 Traffic Bylaw

Mayor declared hearing open.

Three citizens in attendance for hearing: Mike Coyne, Colleen Bains, and Bob Feist.

CAO reported that over the past 1.5 years, the village has asked the public via newsletter, water news, website, for input on the traffic bylaw issues and approximately 30 comments have been received to date. Notice for the public hearing of traffic bylaw #644 was posted June 6 on various Nobleford billboards, Village office, website, and mail out via Canada post. There was very little feedback received recently, possibly because most of the comments were considered and incorporated into the new proposed bylaw. CAO shared that a citizen met with him and had concerns about area between sidewalk and property line, stating that if the Village gives permission to park on easements it puts more liability on the property owner doing so. CAO stated that has always been the case, the bylaw just makes certain everyone is aware and clarification is now made. A few people had commented to CAO that they appreciated the reduced speed limit on Highway Avenue and agree with the simple 24 hr speed limits. One person had commented that they would like to have school bus parking on residential property as they do have a bus, and asked if they could be given a special permit same as the semis. Schools were approached for feedback, all felt that if they could drop off/pick up in residential areas they can abide with not doing so on Highway Avenue, and in the future may consider designated locations. CAO commented that buses are not restricted from driving on streets in residential areas under the proposed bylaw.

Mike Coyne suggested a 30 kmph speed limit in all of Nobleford, he shared precedents in other municipalities and that the city of Airdrie has 30 kmph in all residential areas, and it has been so for 30 years. They just recently started to put up signs because of growth and new people not knowing. Cops are there all the time and the consistency makes it easier to enforce the speed limits. He feels Nobleford has to have 30 kmph 24 hours a day on Highway Avenue by the school, he lives long highway avenue and sees the traffic issues and speeding regularly.

Colleen Bains, commented on speed bumps and that it doesn't stop some people. Feels there is a lack of common sense in council and CAO, letting things get way out of hand, and she is concerned about crime. Mentioned sidewalks and crosswalks not being posted/painted, and that people have to cross at them. Mentioned that north of spray park there is no signage saying playground zone, same on Highway Ave by Centennial Park. Colleen discussed the notice she received in the mail, and she did not have enough time to make a comment as it was received last week Wednesday, June 28th. Feels police won't enforce the traffic bylaw and other laws, she was on hold with RCMP for 20 minutes and again on hold with 911 when recently calling in an issue. Commented on streets with stop signs vs yield signs and streets becoming through streets to new development. Stated she feels nothing will be done and is applying for the position of traffic bylaw officer. Colleen presented the mayor with her written statement in letter form, that she requested be in the public record. (Attached)


Bob Feist stated he lives on Barons Street and has concerns with parking bylaw and needs clarification if all parking on streets is banned.

Mayor asked CAO to comment; CAO commented Highway Avenue is no parking but parking in residential areas on the street is still allowed.

Bob asked if Barons Street is going to become a truck route, and mentioned that trucks are parking on Barons Street.

CAO commented Barons Street has always been a truck route and will continue to be; truck parking is only allowed on the west side of Railway Avenue.

Bob stated that semi-trucks park on Barons Street and idle overnight while waiting for AGI to open.

CAO recommended making the office aware of these kinds of situations when they occur and taking pictures. 

Mike Coyne asked if jake-brake use by big trucks on Highway 519 can be regulated.

Mayor shared that the village is working with AB transportation regarding Highway 519 intersection on Highway Avenue and will include this in discussions.

Discussed speed limits of 519 and in Nobleford and Colleen commented that the village should work on the crime instead.

Mayor asked for final comments. Colleen shared additional frustrations and further reiterated her concerns in her written submission and further commented regarding the cat bylaw

Mayor McDowell closed the hearing at 7:26 pm.

Council discussed how the parking permits will work. An application will have to be drafted and options reviewed, to include applicant name, address, contact info, location of parking requested, length of time of permit, conditions, and consideration too of 30 day grandfathering to existing parked vehicles. Feedback from the neighborhood should be considered for it too, similar to neighborhood consent form for pets. Councillor shared questions from a bus driver regarding options for cleaning buses as they are currently pulling into their driveway to vacuum; possible option could be the east side community complex parking lot or at Noble Central School parking lot. Discussed 30 kmph 24/7 for Highway Avenue section vs only designated times. Discussion suggested a set 24-hour speed limit is less complicated and possibly more enforceable for RCMP. Speed limits would be very clear as opposed to multiple signs on Highway Avenue now. New bylaw would allow simplifying of signs. Discussed requirement of "school zone" signs, may not be required – can just put up the 30 kmph limit as that's what the school/playground zone signs indicate. Discussed other parks and areas for lower limits.

Council discussed the 24/7 30 kmph speed limit versus daytime only. Majority of tickets for speeding are first thing in the morning and later in the evening. Mayor commented on his discussion with a constable who felt 24-hr 30 kmph would be a good thing to do.

**Add Traffic Bylaw to Agenda
#193-2017**

MOVED BY Councillor Vincent to add Bylaw 644, Traffic Bylaw, to the agenda as New Business.
CARRIED

**7:31 pm – In Camera: Legal, Land, FOIPP, Klok Subdivision Development Agreement, & Citizen Request for Concession
#194-2017**

MOVED BY Councillor Holinaty to go in camera.

CARRIED

Citizen arrived at 8:00 (joined in camera) to request a concession for the tax account.

**8:41 pm – Out of Camera
#195-2017**

MOVED BY Councillor Wobick to go out of camera.

CARRIED

**Deny Citizen Request for Tax Account Concession
#196-2017**

MOVED BY Councillor Vincent to deny citizen's request for tax account concession.

CARRIED

**8:46 pm – In Camera, Klok Subdivision & Nobleford 7 Lots Subdivision
#197-2017**

MOVED BY Councillor Holinaty to go in camera.

CARRIED

**9:30 pm – Out of Camera
#198-2017**

MOVED BY Councillor Holinaty to go out of camera.

CARRIED

**Draft Development Agreement Supported
#199-2017**

MOVED BY Councillor Holinaty to support draft #6b of the development agreement and to forward this to the Mr. Klok for detailing, with final document to be circulated to council prior to CAO signing agreement.

CARRIED

**Klok/Nobleford Subdivision
#200-2017**

MOVED BY Councillor Wobick to not proceed with subdivision development for Nobleford's 7 lots at this time and that CAO discuss with contractor and engineer.

CARRIED

FINANCIAL REPORT

Accounts Payable for Ratification

8221 is for the new 7 lots. 8229 to Tac Solutions is final portion of all radios/pagers purchased for fire department. 8222 is for Centennial Park project, will be invoiced to Parks & Rec Society.
#201-2017

MOVED BY Councillor Holinaty to ratify accounts payable in the amount of \$52,019.19.
CARRIED

NEW BUSINESS**Bylaw #644, Traffic Bylaw**

Council discussed special permits for parking and procedures to put in place at passing of bylaw. For now, each permit will be handled individually, having the applicant put in a written proposal and then council can use these to work up a reasonable application form. The formal permit application, once approved by council, will become a schedule to the bylaw. Until this is ready, applicants will submit their information including name, physical and legal address, plot plan, desired parking location and times, and any other relevant information. All applications would go before Council. Those already parking semis would be given time (30 days) to apply for a permit and have it reviewed by council. Council discussed crosswalks; CAO shared crosswalks are painted every August and will be painted in the near future and will try a new paint again. Mentioned was winter sanding and Highway Avenue heavy traffic wears off the paint. Painting in early spring has proved ineffective due to cold asphalt. Discussed regarding new signage; to reduce clutter on Highway Avenue, proper placement of 30 and 50 kmph signs. CAO was directed to contact Colleen Baines to confirm that she wants her written letter to be included in the minutes as public record and to do so if she so requests.

**Bylaw #644, Second Reading
#202-2017**

MOVED BY Councillor Pelley that Bylaw No. 644, Traffic Bylaw, along with Schedules A, B and C, be read for the second time.

CARRIED

**Bylaw #644, Third Reading
#203-2017**

MOVED BY Councillor Vincent that Bylaw No. 644, Traffic Bylaw, along with Schedules A, B and C, be read for the third time.

CARRIED

REPORTS to be emailed to admin@nobleford.ca the Thursday prior to meeting to be included in meeting package. Please abide by Council meeting bylaw.

CAO Written Report: King street sidewalk, senior center wheel chair ramp, centennial park, AXIA Out door Movie night. (Nobleford Monarch Cemetery upgrade, County \$20,000 grant, Donation Village equipment, GIS mapping)

Mayor's Written Report: Community Futures AGM and regular meeting. July 1st/17. Granum Parade. VERBAL: King St concrete wheel chair corner and new sidewalk very nice.

Councillors' Written Reports

M.W. written report: No written report. VERBAL: Green Acres board meeting

P.P. written report: No written report. VERBAL: asked about Rubie Crescent drainage

D.V. written report: No written report.

D.H. written report: No Council business or board activity to report.

Reports Received

#204-2017

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

CARRIED

INFORMATION/CORRESPONDENCE**Alberta Municipal Affairs, 2017 MSI Funding Received**

#205-2017

MOVED BY Councillor Wobick to receive as information deposit of \$39,568 and \$313,558 for 2017 MSI operating and capital.

CARRIED

Alberta Transportation, Highway 519 Backslope Agreement

Agreement for Highway 519 backsloping includes payment to Nobleford at \$2500 per acre and they will extend the culvert. CAO also working on speed limit reduction and council discussed including concerns about use of jake-brakes along the highway.

#206-2017

MOVED BY Councillor Vincent to receive as information the Highway 519 Backslope Agreement with Alberta Transportation and CAO to discuss jake-brake use and speed limit reduction with Alberta Transportation.

CARRIED

Alberta Transportation Waste Water Lagoon Funding Agreement

#207-2017

MOVED BY Councillor Vincent to enter into the waste water lagoon funding agreement with Alberta Transportation, CAO and Mayor to sign.

CARRIED

Palliser School, Joint Civic Election Agreement

Joint civic election as requested by Palliser has not taken place for a look time due to not more than one candidate nominated. Council discussed changes to the Palliser proposed agreement or to just decline entering into the joint civic election agreement.

#208-2017

MOVED BY Councillor Vincent to decline entering into a joint civic election agreement with Palliser.

CARRIED

Aging Demographic Comparison & Social Media Comparison

#209-2017

MOVED BY Councillor Wobick to receive as information the Aging Demographic Comparison indicating Nobleford's relatively young population and Social Media Comparison.

CARRIED

MEETING DATES

#210-2017


MOVED BY Councillor Holinaty to accept the meeting dates:

21 regular Council meetings 1st and 3rd Tuesdays, Regular Council meeting are at 6:30 pm
August 1, 2017 September 5, 2017 September 19, 2017 October 3, 2017
October 16, 2017 October 24, 2017 November 7, 2017 December 5, 2017
AJMA: November 22-24


CARRIED

ADJOURNMENT

Mayor McDowell adjourned the meeting at 10:30 pm.



Mayor



Administrator