

Minutes: FOR THE REGULAR MEETING OF COUNCIL OF THE VILLAGE OF NOBLEFORD
TO BE HELD IN COUNCIL CHAMBERS AT 906 HIGHWAY AVENUE, NOBLEFORD on June 24, 2014
at 7:00 pm

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

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

Gallery No one in attendance

Call to Order Mayor McDowell called meeting to order at 6:58pm

Open floor to citizens

No one in attendance.

APPROVAL OF AGENDA

June 24, 2014 Agenda

#223-2014

MOVED BY Councillor Pelley to accept the agenda for the June 24th, 2014 regular council meeting.

CARRIED

APPROVAL OF MINUTES

June 10th, 2014 Minutes

May 20th 2014, 3rd resolution of the evening, Councillor Wobick approved the May 20th, 2014 regular Council meeting.

#224-2014

MOVED BY Councillor Vincent to approve the minutes of the June 10th, 2014 regular Council Meeting as amended.

CARRIED

Delegations: 7:28pm

7:28pm Brenda Rathwell, FCSS, Nobleford programs review

Brenda Rathwell is a respected member of the community. She is a resident of Lethbridge, with her main office located in Coaldale. Nobleford has a parent-link center in Nobleford. She has brought a pamphlet from the Government of Alberta on connecting parents to resources in their communities. Mrs. Rathwell is particularly excited about the family events.

She has distributed some information on the number of families and children that attend these events. Different families attend at different times.

The Nobleford facilities have been touted as some of the best in Southern Alberta. It provides enough space to be adequate for playing and large amounts of children to attend.

With support from Provincial and Municipal governments, all services are available at minimal or no cost to residents.

Many of the games played at these events are educational to the children.

Family support and counselling is also available. Brenda has offered to help advertise these services within Nobleford.

A clothes/toy drive has been to Coalhurst and was quite successful, and Brenda has recommended that a similar event be brought to Nobleford.

There is also a program that provides parents with support if they have worries about ~~the~~ of their children's developmental, and social skills. All of these programs and support are free.

At the last Council meeting Council sent a letter to the provincial government expressing support to the FCSS.

"Between Friends" is a program in which seniors spend from 1-2 weeks at the school with a middle school class. Brenda would like to establish such a program within schools in the area.

8:00pm Glen Snelgrove, Muniserve Municipal assessor for Nobleford

Glen Snelgrove: states that his job his governed by the province in order to make property assessments fair and equitable. They take the physical characteristics of a property, and report it to a computer program. Their mandate is to assess property at market value. They then compare those assessments to sale properties that possess a curve. These comparisons to sales can only stretch back for the last three years. An audit team then audits the assessors to ensure fairness. The auditors attempt to look at properties once every five years.

They are using a new manual for commercial properties. This can become rather complicated when attempting to compare it to market value. Occasionally, the assessor will enter a house in order to ensure that the data is accurate.

Q: CAO: The assessment of Nobleford has increased over time. How does Council explain this to citizens?

The relationship is there between the market value of properties and the tax levy. Usually the residential citizens pay the largest share of the taxes; however, in Nobleford there is a strong and diverse enough type of properties to share the burden. Council's decision in making both residential and non-residential lots was wise according to Mr. Snelgrove.

The Province used to assess properties value of land at 65%, and 100% depreciated cost of buildings. They have since moved to assessing things at market value, the assessments have been fairer from one property to another.

Q: CAO: What do low taxes do for a community? And what will they not do?

-It will attract more business and more residential. Schools, recreation centers and similar will likely also grow with this.

Rural municipalities have begun to utilize wind mills, which has substantially benefited the non-residential tax-payers.

Q: CAO: What is the future of your business?

They have just signed onto new contracts. They expect to be around for a while.

CAO: From an administrative point, Glen Snelgrove serves the community quite well.

8:35 Ryan Wagner, Fire Chief and Officers

CAO: Welcomes the fire fighters.

Update: Chief: have had a total of 58 calls. 34 in the county, and 24 in the Village. The fire department is spread across counties. Their calendar year begins at the end of November. They are about on par for call volume. The bulk of the calls are medical. They stay quite busy for a volunteer firefighter department. At this moment they have 20 active members. 2/3 rule means that 2/3 of the volunteers must reside in Nobleford.

Around the fire hall they have begun "platoons", which is implemented for practice reasons and it helps with training, check trucks, as it adequately divides team members up to keep organized.

Maintenance: Occasionally work will have to be contracted out but it is most often done by the volunteers. Training: Pete is the training officer. Update: Average of 15 members attends the training nights. Usually fire training is done four Mondays a month at 3 hours an evening. Medical practice is done once every one to two months. First aid recertification is redone every three years.

Joint training with Picture Butte is done occasionally. This is always a good experience.

Nobleford has a fire prevention officer. He generally deals with education, such as with school children. The fire hall is attempting to branch out further in the community. This can be done through the school light board or the neighborhood newspaper.

The fire hall has a Facebook page which allows the community to better access information.

Protocols for using the emergency radio that will be put into the town office: It runs off of the Rogers repeater. Lethbridge, Picture Butte, and Barons are all tuned into the same channel. The radio is not to be left on in the office due to issues of confidentiality. For town council's purposes, the radio should only be turned on during emergencies only.

There is proper language in using the radio. A printout of such specific language should be placed by the radio.

CAO is recommending that an Emergency Services committee (DH, DV, FD Chief, CAO) meeting be authorized to discuss issues such as input onto the new agreement with the county, some soft operational capital on equipment, grant for officer command training, Fire Chiefs organization, Policy, etc. CAO would like this meeting to occur as soon as possible.

#225-2014 MOVED BY Councillor Wobick to authorize the Emergency Services Committee of Nobleford to meet at Chief Wagner's earliest convenience. CARRIED

UNFINISHED BUSINESS 7:04pm

Donation receipt, Gord Jordan. YPM auditor information on CRA requirements.

The auditor has provided the outlines required in order to issue a taxable receipt. Council will issue this receipt if Mr. Jordan adheres to all of the CRA requirements.

#226-2014 MOVED BY Councillor Pelley that if Gord Jordan can meet all the requirements of CRA to issue a tax receipt that Council will proceed with issuing such a receipt for sports equipment and netting for use on soccer fields by Nobleford Soccer Society. CARRIED

FINANCIAL REPORT 7:05 pm APR

Lethbridge truck terminals payment was for chlorine.

Accounts Payable Ratified is in the total amount of \$78,654.81
#227-2014 MOVED BY Councillor Holinaty to approve the Accounts Payable Ratified in the amount of \$78,654.81 CARRIED

NEW BUSINESS 7:07pm
Appointment of Assessor, Glen Snelgrove.

Municipal affairs require village to have a resolution that appoints an auditor. The request is to appoint Glen Snelgrove from Muniserve Corporation as the municipal assessor

#228-2014 MOVED BY Councillor Holinaty to appoint Glen Snelgrove from Muniserve Corporation as the Municipal Assessor.

CARRIED

Nobleford DEM report on Lethbridge County EOC on June 18, 2014, Flood threat. Nobleford situation

Councillor Pete Pelley was asked to assist with the Lethbridge County EOC. He arrived and was immediately appointed as logistics police. Whatever was needed for supplies was offered. He was also involved in public service announcements. He found that in an emergency there are a lot of people there to assist. Conference calls with the city of Lethbridge was frequent. The issue that had arrived was the substantial wait time in receiving adequate information on the state of the river and possible flood dangers. While working with the RCMP maps were assessed to decide which residents would most likely have to be evacuated. There were a lot of complaints of overland flooding. This experience was very informative for Councillor Pelley. Councillor Pelley believes that the Village of Nobleford should become more prepared in the event of an emergency. For example, stockpiling on sandbags may be a good idea, as the city of Lethbridge ran short. Having a set regional emergency plan across municipalities would benefit all.

Questions: Councillor Vincent asked if there was anything they could have done better. Not much, although there was misinformation that may have been blown out of proportion by the media.

#229-2014 MOVED BY Councillor Wobick to pay Councillor Pelley per diem for the volunteer work in Lethbridge County EOC.

CARRIED

#230-2014 MOVED BY Councillor Holinaty to receive Councillor Pelley's report for information.

General open discussion on future. Ideas, concepts, vision;

Council deals a lot with immediate issues, however there are a lot of little ideas that can be discussed
 Holinaty: Along with the assessor, does Nobleford have any plans to actively recruit business to come to Nobleford?

CAO: Nobleford business has developed significantly since 2004 when only 30 jobs were in Nobleford by creating over 200 new jobs resulting from the many new businesses. Industrial growth was strongest with approximately 20 new land sales and business development since 2004. Most of the development came from CAO out reach. There is also Nobleford links via web to numerous economic sites. CAO is actively recruiting.

Wobick: believes that Council all act as ambassadors to the Village, and should represent the Village actively.

CAO: Noblefornds profiles should be updated regularly to adequately represent all of the possibilities of the Village, in an attempt to actively recruit people. New subdivisions, services, infrastructure etc.

Mayor: Are there any issues within the Village that should be addressed in the immediate future?

Pelley: Un-kept areas of the Village should be repaired on a more regular basis by public works. Updating the exterior esthetics Community Center is one of the issues. Maybe a paint job should be considered.

Mayor: Maybe we should consider a addition to the Community center, including a larger kitchen, extra storage needs to be added. Further, the interior cleanliness of the Center is lacking and needs to be addressed.

Mayor: the speed read-out sign should be looked at once again. It will likely need to be put into the budget for the next fiscal year. If this is not a possibility, perhaps speed bumps need to be put in more frequently.

Councillor Holinaty felt that speed read out may not be the answer and the \$5000 plus expenditure is not justified.

Pelley: Some of the alley-ways are covered in gravel and mud... should something be done to rectify this?

Mayor: The cinder blocks behind the skate park; they should be utilized for other means such as a kitchen station during heritage days. Maybe vut holes in the sides for access.

Mayor: For the Centennial, would Nobleford want to change its designation from a Village to a Town? Or should we remain the LARGEST Village.

CAO was asked about the portable disaster response trailer that is mobile. Including generator, pumps, and emergency supplies that would be generally used by any municipality in a disaster.
 Mayor suggested that this be a regional discussion and possibly collaboration grant project.

REPORTS 9:45

CAO report for June 20, 2014.

On June 10, 2014, 17 people are Participated in the a Family Literacy workshop offering sponsored by the EC mapping Coalition taking place at the Nobleford community Complex
This training workshop typically cost individuals a few hundred dollars each.
Due to cooperative partnerships this workshop was offered free of charge in Nobleford. Nobleford community will benefit from having trained volunteers.

June 11 LGAA in Ft Macleod, Three representatives from Alberta Government updates CAO and senior Administration personnel on Provincial Government activities in Assessment, MSI, Basic municipal grants, and Municipal Government Act review. Concerns were brought forward including the new home warrantee program requirements and cost and ineffectiveness. CAO well-being was also discussed.

June 11, South grow, Attended Southgrow AGM with Councillor Vincent, (see D. Vincent report)

June 16, EMS meeting Lethbridge, Attended Emergency services meeting with CAO and Fire Chiefs from Nobleford, Coahurst, Picture Butte regarding Fire agreements between County and Municipalities. Support was expressed for Nobleford applying for a Provincial Collaboration grant for Fire crew and advanced training for incident command personnel. This suggestion is being brought to Lethbridge County agenda. **Recommend a Nobleford Emergency Services Committee meeting (DH, DV) to review issues.**

June 19, Development Agreement workshop, ORRSC / Lawyer Brownlee.

Lawyer Kelly Fiske Nielson presented a legal perspective on Land Development agreements:

- Developer should bear the burden of the development
- Comply with MGA
- It's very expensive when you are wrong.
- Cost recovery is a priority.
- Irrevocable letter of Credit is far better than bond, or caveat
- Manage the project "I need this to be done like I would do it"

Nobleford School Parent Association received \$15,000 from Lethbridge County Land Trust for Playground.

I have requested 3 Museum Rain Gutter quotes, one received so far.

P5 subdivision title registration documentation has been completed on June 20, 2014 and now being submitted for registration with Alberta land titles.

Statistical Information return has been submitted to Municipal affairs.

The following information was again circulated to Municipalities CAO's

June 17, 2014, nobleford.ca

Village of Nobleford has water.

Nobleford treated potable water system is independent of Lethbridge system.

As of June 17, 2014, we have approximately 100,000 cubic meters of raw water stored in our reservoirs. We currently produce 1000 cubic meter of potable water each day for Nobleford and the south and north bound pipelines.

We can produce an additional 2500 cubic meters of potable water each day if need be with a few hours notice.

Our bulk water station is coin operated and open to the public 24/7

We can provide additional fire hydrant supply on request.

We have off grid electrical power supply for our water treatment facility operation in the event of electrical power outage.

<http://nobleford.ca/wp-content/uploads/2013/05/WATER-specs-history-2013.pdf>

Effective July 1, 2014, for a 6-month term, Public Works Employee Logan Howes will be managing the Parks and green spaces of Nobleford. I will provide more procedure details to Council at a later date.

Kirk Hofman, Chief Administrative Officer, Village of Nobleford

#231-2014 MOVED BY Councillor Vincent to accept the CAO reports as information.

CARRIED

Mayors report:

Councillors, written reports

MW. Written report:

P.P. Written report:

D.V. Written report:



Councillor Don Vincent's report for June 24, 2014 Council meeting.

Attended the AGM at Lethbridge Lodge, Guest Speaker was Agricultural Minister, spoke regarding his trade mission to Japan and the middle east. He felt it was very well received, every one wants what we sell, beef and oil and agricultural. One of the main problems the foreign buyers have is that transportation seems to be a major concern for them, they will have ships in the harbor waiting for their goods and it is being held up by the railway. He feels once the pipelines are built, then we should not have a problem in supplying our goods to the ports for shipping, he feels that we can do better in marketing our resources. This is line with future goals of Southgrow in that we should be looking at going on a trade mission to advise the Middle East and Japan of what we can supply to their countries.

Report of Councillor Don Vincent

DH, Written report:

#232-2014 MOVED BY Councillor Holinaty to accept Councillors reports and Councillor Vincent's written report for information.

CARRIED

INFORMATION/CORRESPONDENCE:

Meeting dates:

| | | |
|--------------|------|---|
| July 8, | 2014 | Regular Council meeting, CF |
| August 5, | 2014 | Regular Council meeting |
| Sept 2, | 2014 | Regular Council meeting |
| Sept 16, | 2014 | Regular Council meeting |
| Sept 24 – 26 | 2014 | AUMA, Edmonton, http://www.edmonton.suttonplace.com/ |
| Oct 7, | 2014 | Regular Council meeting |
| Oct 21, | 2014 | Regular Council meeting |
| Nov 4, | 2014 | Regular Council meeting |
| Nov 18, | 2014 | Regular Council meeting |
| Dec 2, | 2014 | Regular Council meeting |
| Dec 16, | 2014 | Regular Council meeting |

Councillor Holinaty will not be attending the AUMA meeting.

#233-2014 MOVED BY Councillor Vincent to accept the meeting dates as presented. CARRIED

ADJOURNMENT

Mayor McDowell adjourned meeting at 10:00pm.


Mayor


Administrator