

**Minutes: FOR THE REGULAR MEETING OF COUNCIL OF THE VILLAGE OF NOBLEFORD  
TO BE HELD IN COUNCIL CHAMBERS AT 906 HIGHWAY AVENUE, NOBLEFORD on November 17<sup>th</sup>  
2014 at 7:00 pm**

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

Staff Kirk Hofman, Chief Administrative Officer, *Sammy Jordan, Recording Secretary (absent)*

Gallery No one

Call to Order Mayor McDowell called meeting to order at 6:35 pm

Open floor to citizens None

**DELEGATIONS** None

**APPROVAL OF AGENDA  
November 17<sup>th</sup>, 2014 Agenda**

**#373-2014** MOVED BY Councillor Holinaty to accept the agenda for the November 4<sup>th</sup>, 2014  
regular council meeting. CARRIED

**APPROVAL OF MINUTES  
November 4th, 2014 Minutes**

**#374-2014** MOVED BY Councillor Wobick to approve minutes of the November 4th, 2014  
regular Council Meeting. CARRIED

**6:40 pm Councillor Vincent enters Council Chambers  
6:45 pm Councillor Pelley enters Council Chambers**

**UNFINISHED BUSINESS**

**P5 subdivision, Sales terms and conditions, lot pricing.**

**P5 Lot price  
#375-2014** MOVED BY Councillor Holinaty to approve the Centennial Phase 5 residential lot  
prices ranging from \$23,412 to \$55,398. Excel spread sheet attached CARRIED

**P5 terms and conditions.**

3456

**#376-2014**      MOVED BY Councillor Vincent to approve the P5 Centennial Residential Terms and Conditions of sale

**Nobleford, Phase 5 CENTENNIAL RESIDENTIAL SUBDIVISION, 2015**

Developed by the Village of Nobleford

Engineers are Associated Engineers, Contractor is McNally Contractors TD

**Terms and Conditions of Residential lot sale:**

*Fully serviced; concrete curb, gutter, sidewalk, paved roads, street lights, hydrants built to Lethbridge standards*

**Lots priced \$23,500 to \$54,500 (5000 sq. ft lot for \$31,000) less \$2500 in possible discounts.**

- Purchase agreement or first option agreement on sale March 30, 2015 at the Village of Nobleford Municipal office.
- Payment by cash or cheque, bank draft, money order. GST will be added. NO credit or debit.
- First option to purchase a lot will be offered and requires a 20% **NON REFUNDABLE** deposit which will expire December 31, 2016, or upon the Village receiving full payment from a challenging purchaser, and the Village giving the first option holder 30 days notice to make full payment. The first option holder shall forfeit the lot and deposit or transfer the option deposit to another available lot. This option may be transferable to an alternate lot prior to December 31, 2016 expiry.
- All agreements made on March 30, 2015 will receive a **\$500** discount.
- All lot purchases paid in full on March 30, 2015 will receive an additional **\$500** discount.
- Current residents and or property tax payers of Nobleford and those employed in Nobleford, paying for a lot in full before December 31, 2015, will receive an additional **\$500** off the lot price. Please present personal identification along with Village utility bill, employment pay stub or accommodation rental receipt.
- All lots sales; paid in full prior to December 31, 2015 will have a building start requirement date of June 1, 2017, after December 31, 2015 the 120 day building start requirement shall apply.
- All lots are subject to a minimum annual levy paid to the Village of \$1000.00 effective January 1, 2015.
- Properties purchased, paid in full and issued Construction Development and building permits prior to December 31, 2015 will receive a \$1000 credit towards the minimum annual **\$1000** levy. The levy is in effect starting the year of option or purchase agreement until 5 years after building is complete upon issue of permit services report (PSR).
- Discounts apply to one lot per purchaser and purchaser name and title transfer name must be the same. Change of name will result in all discounts to be repaid to the Village. Multiple lot purchases are possible but only one at a time and in sequence after others buying lots.
- Title transfer to purchaser is available after approved inspection at foundation backfill stage.
- Building construction authorization is anticipated for October 2015 with utility installed by December 31, 2015

CARRIED

**2015 budget, draft #1 update actual 2014 expenditures**

CAO presented Council with the 2015 Budget, Draft #1 for information.

**#377-2014**

MOVED BY Councillor Wobick to receive the 2015 budget, draft #1 updates as information.

CARRIED

**Fire and Rescue services agreement with Lethbridge County, Minutes of Nov 13, 2014**

**#378-2014**      MOVED BY Councillor Vincent to approve minutes of Fire and Rescue Services Committee with Lethbridge County on November 13th, 2014 .

CARRIED

## FINANCIAL REPORT

3457

APR

**#379-2014** MOVED BY Councillor Holinaty to approve the Accounts Payable Ratified in the amount of \$40,251.91.

CARRIED

## NEW BUSINESS

### REPORTS

CAO,  
CAO stated that bylaw states that; Councillor Reports should be submitted to the office via email, [admin@nobleford.ca](mailto:admin@nobleford.ca) prior to meeting package distribution on Fridays, before each meeting, and that report. Reports should only include Council approved activities, such as highlighting meetings and what took place at the meeting such as projects, activities, results, problems and recommendations. It is valuable to have these written reports included in the meeting package to allow all councillors adequate time to review prior to the meeting. Keep in mind that reports are included in the minute record and available to the public and are published on the Village WEB site. Any late submission would be included in the next meeting package.

### Mayors written report, Palliser Schools

**#380-2014** MOVED BY Councillor Pelley to receive Palliser Regional Schools draft letters from Mayor and Deputy Mayor, regarding School Capital, Nobleford Community, and future of Nobleford ecs through grade 12, as information.

CARRIED

**#381-2014** MOVED BY Councillor Wobick for Mayor to rewrite letter to Palliser Regional Schools.

CARRIED

### Councillors, written reports, MW. Written report,

P.P. Written report, Email concern

D.V. Written report,

**DH. Written report,** Nov 5th Chaired CUPE negotiations committee meeting.  
Nov 13th Chaired EMS Committee meeting with County committee.

Computer policy was commented on, There was a request that phone calls be made to councillors if urgent attention to an item is needed., CAO commented that anything urgent that needs immediate attention has and would be addressed by immediate contact with a Councillor. In order to keep Council informed and up to speed, Emails are sent out daily with general information" all is important". Councillors should check their Village supplied computer, at least once per day. Meeting packages are emailed out on the Friday prior to meetings as well as memory sticks placed in Mayors office mail slot for distribution if requested. New Computers and Email accounts were set up for Council and staff last year to allow for better organization of council information separate from personal. These email accounts can be accessed from the web or you can set up the email account on any computer using the account id and passwords that were provided to each councillor. Please use the new email addresses.

[dmcdownell@nobleford.ca](mailto:dmcdownell@nobleford.ca)  
[dholinaty@nobleford.ca](mailto:dholinaty@nobleford.ca)  
[admin@nobleford.ca](mailto:admin@nobleford.ca)

[mwobick@nobleford.ca](mailto:mwobick@nobleford.ca)  
[dvincent@nobleford.ca](mailto:dvincent@nobleford.ca)  
[news@nobleford.ca](mailto:news@nobleford.ca)

[ppelley@nobleford.ca](mailto:ppelley@nobleford.ca)  
[cao@nobleford.ca](mailto:cao@nobleford.ca)

**#382-2014**

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

CARRIED

## INFORMATION/CORRESPONDENCE

### Early Childhood Mapping, "Early Years – Gen 2" support

**#383-2014**

MOVED BY Councillor Pelley to write a letter of support for the Early Childhood Mapping, "Early Years – Gen 2".

CARRIED



Canadian Federation of Independent Business\_(CFIB) report on sustainability identifies NOBLEFORD placing second best out of 181 Municipalities in Alberta.

CFIB report  
#384-2014

MOVED BY Councillor Holinaty to receive the

Federation of Independent Business report as information and Councillors to review this study and prepare for discussion at the December 15, 2014 meeting.  
CARRIED

**Meeting Dates Regular meeting are the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday each month .**

Dec 9,	2014	6:00 PM	Christmas Luigi's South side, private room
Dec 15,	2014	6:30	Monday Regular Council meeting, BUDGET, Axia, Galimax
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
Feb 17	2015	6:30 pm	Regular Council meeting
March 3	2015	6:30 pm	Regular Council meeting
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
May 19	2015	6:30 pm	Regular Council meeting
June 2	2015	6:30 pm	Regular Council meeting
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

#385-2014

MOVED BY Councillor Wobick to accept the meeting dates as presented.  
CARRIED

In Camera: CUPE

In Camera 8:52pm  
#386-2014

MOVED BY Councillor Holinaty to go in camera.

CARRIED

Out of Camera 9:10 pm  
#387-2014

MOVED BY Councillor Pelley to go out of camera.

CARRIED

CUPE, Memorandum of Settlement

MOVED BY Councillor Vincent to approve the CUPE Memorandum of Settlement.

CARRIED

All Councillors and CAO signed the MOS.

Employee Cost Spreadsheet

#389-2014

MOVED BY Councillor Pelley to receive the employee cost spreadsheet as information noting the new CUPE agreement will result in an increase in operating cost to the Village in 2015 of just under \$6000. higher than 2014.

CARRIED

ADJOURNMENT

Mayor McDowell adjourned meeting at 9:10 pm.



Mayor



Administrator