

Minutes; FOR THE REGULAR MEETING OF COUNCIL OF THE VILLAGE OF NOBLEFORD HELD IN COUNCIL CHAMBERS AT 906 HIGHWAY AVENUE, NOBLEFORD on September 1, 2015 at 6:30 pm

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

Staff Kirk Hofman, Chief Administrative Officer, Karen Feenstra, Municipal Secretary

Gallery None

Call to Order Mayor McDowell called meeting to order at 6:31 pm

Open floor to citizens. No one in attendance

**APPROVAL OF AGENDA
September 1, 2015 Agenda
#262-2015**

MOVED BY Councillor Holinaty to accept agenda for the September 1st, 2015 regular council meeting.

CARRIED

**APPROVAL OF MINUTES
August 17, 2015 Minutes
#263-2015**

MOVED BY Councillor Wobick to approve minutes of the August 17th, 2015 regular Council Meeting.

CARRIED

UNFINISHED BUSINESS

P5 Subdivision, CAO reported P5 subdivision is progressing nicely, on budget and anticipates meeting final schedule date completion, Dec 31, 2015. CAO and staff are involved daily on this project. FORTIS, TELUS, AXIA should have installation complete by mid September and ATCO to start installation September 15. Fencing an reclaiming farm land in late October. One house is under construction to roof stage, 12 lots pending development application. RV sewer dump station will be intermittently closed during construction. CAO will ask crew to plan to open RV Dump for long weekend.

#264-2015

MOVED BY Councillor Vincent to receive as information that P5 Subdivision is progressing nicely, with mid-progress tour this week.

CARRIED

AXIA News Release

#265-2015

MOVED BY Councillor Vincent to receive for information the AXIA August 25 News Release.

CARRIED

SS July 21, 2015 Article on Nobleford

#266-2015

MOVED BY Councillor Holinaty to receive as information , July 21, 2015 Sunny South News article on Nobleford CAO comments on what / how admin has done since 2004 and visions of Nobleford.

CARRIED

FINANCIAL REPORT

APR, Accounts Payable for Ratification

#267-2015

MOVED BY Councillor Wobick to approve the Accounts Payable ratification in the amount of \$23,766.00.

CARRIED

July Financial Statement

#268-2015

MOVED BY Councillor Holinaty to accept the Nobleford July 2015 Financial Statement in the amount of \$2,447,434.82.

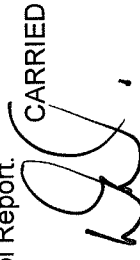
CARRIED

Budgetary Control Report

#269-2015

MOVED BY Councillor Pelley to accept as information the Budgetary Control Report.

CARRIED



NEW BUSINESS

Nobleford Vision planning. CAO made presentation on how to achieve results in various environments and application to Nobleford Vision success.
#270-2015

MOVED BY Councillor Vincent to accept as information the Vision, Skills, Incentives, Resources, Action Plan template for Nobleford. See attachment.

CARRIED

Nobleford Fundamental Objectives

#271-2015

MOVED BY Councillor Pelley to receive 2004/2005 objectives and reconfirm Nobleford 2015 Fundamental Objectives.

Nobleford, 5 fundamental objectives 2004/05:

What do you want CAO Kirk Hofman to get done? Hired May 2004.

- 1-Water
- 2-Modernize
- 3-Marketing
- 4-Jobs

5- Property assessment, Property tax

1-Water

Secure quality, abundant, competitively, affordable water.

2-Modernize

Rebuild or new construction of, municipal owned water and sewer lines, paved roads, waste management, green space parks, playgrounds, build something new every year without expense to the property tax payer. Aggressively apply for grants, secure private sector support, build volunteers, and become effective and efficient in management of Nobleford. Create a MODERN Municipality that will attract people to live and business to thrive.

3-Marketing

Put Nobleford on the map, plant a legitimate positive vision that the public outside of Nobleford will pay attention to. Create news, not advertisement, based on positive fact not rumor, hearsay, opinion or perception. Do not cater to CAVERS (citizens against virtually everything). Use business management skill and sense, political awareness, use and build external public and private contacts. Effectiveness will be measured by recognition and growth.

4-Jobs

Restructure Nobleford policy and bylaws to welcome business people. Aggressively inspire competitive entrepreneurship, business relocation and existing business growth. Provide opportunity and incentive and not handouts.

Effectiveness will be measured by the number of new jobs in Nobleford and new buildings.

5- Property assessment, Property tax

Without the reduction of property taxation, no other objective can be valid. In order to reduce property taxation we need real growth in property assessment, not just inflation. Diligence is a priority, competitive strategies are required, and wasteful processes must be eliminated, low priority special interests must be curbed. Success will be measured by an increase of property assessment by 100% and sustainable property tax reduction of at least 25% within 5 years.

Council review April 2012



Nobleford Fundamental Objectives, Feb 17, 2015

1-Water 2-Affordable 3-Growth 4-Accountable

1-Water

-Be accountable to Nobleford in maintaining quality, abundant competitively priced water as a priority.
 -Nobleford shall continue to convey water to other municipalities providing Nobleford is not compromised.

2-Affordable

-Maintaining low and fair property taxation or levies and Nobleford utility and service rates as a priority.
 - Maintaining fundamental infrastructure including, water, sewer, waste management and roads is a priority.

3-Growth

-Nobleford should continue to be creative, innovative, and competitive and consider responsible growth of residential, industrial, commercial, institutional areas and population in and around the corporate limits. Partnerships may be considered providing that there is no compromise to Nobleford.
 - Acquisition or annexation of land for Residential, and Industrial subdivision use will only be considered providing affordability and cost recovery can be maintained while minimizing bureaucratic processes.
 - Growth shall be supported by adequate fundamental facilities and infrastructure by accessing Federal, Provincial and other grants as well as consideration of private business initiatives.
 A Multi Year Capital Infrastructure Plan shall be reviewed and maintained annually.
 -Growth shall only take place at the overall benefit to the lifestyle of Nobleford.

4-Accountable

- Nobleford shall be accountable to the Citizens of Nobleford as a whole, Provincial and Federal Governments.
 -Regular Communication shall be maintained using; newsletters, utility inserts, internet and Nobleford web site, council public relations and media.
 -Nobleford shall regularly update and share information related to; MGA, Policy, Bylaw, Audit, Provincial financial indicators, budgets, reports, MDP, IMDP, Sustainability plan, or other information that affects Nobleford a whole.
 -Special interests may be fostered, without financial or otherwise compromising Nobleford, or without complicated process.
 -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.
 - We shall continue with consistency in Governance and Administration vision, planning and action to produce positive results, such as reduced bureaucracy and wasteful process.
 -Nobleford will offer to work with other Municipalities and the Provincial Government in improving at everything we and they do. Together we will continue to listen, learn and work with purpose with minimum bureaucracy.
 -Council shall 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.

**Nobleford Organizational Communication Flow Chart
 #272-2015**

MOVED BY Councillor Wobick to reconfirm the 2004 organizational communication flow chart for Nobleford. See attached.

CARRIED

ATB; MaryAnne Christensen, Katie Foster, Hugo Van Liere, made presentation to Council on services and Nobleford Financial position with ATB.

CARRIED

**External Committee review Report
 #273-2015**

MOVED BY Councillor Holinaty to receive External Committee review Reports:

- 1.1.1.1 Mayors and Reeves DM,
- 1.1.1.2 ORRSC PP
- 1.1.1.3 LRWMSC PP
- 1.1.1.4 Green Acres, MW
- 1.1.1.5 Community Futures, DM
- 1.1.1.6 SouthGrow DV
- 1.1.1.7 Canadian Badlands DM
- 1.1.1.8 FCSS, CAO
- 1.1.2 Water, Sewer. Infrastructure maintenance and construction, capacity thresholds
- 1.1.3 Sustainability, growth, quality of living.

Mayors and Reeves.

To provide a unified voice for the Counties, Towns and Villages of SW Alberta.

Cost: Committee \$ and mileage(\$1600.00) + yearly fee.

Strong voice re: the 519/23 intersection. Letters to the Gov't re: New Home Warranty Program. Letters to Gov't re:

MSI funding. A strong presence in regards to the revisions to the MGA, etc.

I would recommend we continue as is. Mayor D. McDowell



Community Futures.

Provide Funding and Guidance to businesses regarded as too high a risk by main stream finance sources. Committee \$ + mileage (\$1600.00) + yearly fee. CF was involved in the initial King Street project. Currently 2 businesses in Nobleford that have small loans with CF. As Nobleford grows, CF will undoubtedly be involved in securing financing for some of the new businesses. CF also gives us a look at some of the new businesses out there that may be looking for a home. I suggest that we keep on as is. Mayor D. McDowell

Canadian Badlands.

Tourism and project guidance and funding for 62 members, primarily in the south of the province. Yearly membership fee + per diem + AGM. Badlands has done nothing that could be described as specific to Nobleford; however Nobleford has nothing specific to offer in regards to tourism...yet! Canadian Badlands has certainly increased tourism in the area and they are there when someone comes up with an idea. They will put your events on their web page, no charge, as often as you want. Canadian Badlands has gone through some rough times. I think we should give them another year or two. Mayor D. McDowell

ORRSC Benefits

1. Instrumental in the development of the IMDP with Lethbridge County and the Village of Nobleford.
2. Qualified staff assisted in preparation of documents etc for the P5 subdivision.
3. Assisted in preparation of documents and letters to appropriate government and businesses with regard to the recent Grandview CFO Operation Expansion. This resulted in very favourable results for the Village of Nobleford.

Recommendation: With the expansion and anticipated expansion of the Village I think they are a very valuable asset and we are presently getting good value for our dollar.

Annual cost to Village ---- (CAO provided cost info : 2015 cost is budgeted for \$13,760 plus Councillor meeting attendance of \$100 per meeting and \$41.60 mileage)
Councillor Pelley

LRWMSC Benefits

1. Management of waste transfer sites
2. In process of awarding a new contract for the operation of the Waste Transfer Stations. The new contract should make it a more efficient operation with less input required by the Commission and work performed by Lethbridge County staff.

Recommendation: Lets wait and see how things go with the new contractor.

Nobleford's cost for 2015 is \$41,186.00 and the proposed cost for 2016 is \$44,977.00
Councillor Pelley

Name of Committee: GreenAcres Foundation Board of Directors

Mandate: provide governance for GAF to provide quality senior care for the Lethbridge area with facilities in Lethbridge, Picture Butte ,Coaldale ,Barons and Nobleford. These facilities have rent geared to income to assist low income seniors with affordable housing. Also to have all levels of care – eg. Picture Butte with 4 levels of care.

Cost to Nobleford : Annual or other: honorarium paid by organization. (taxes on facility) (CAO info. \$15,070.00 requisition for 2015)

Benefit to Nobleford:- Rosebutte Manor with 6 apartments for seniors – low cost –geared to income.

Name 3 specific benefits Nobleford has realized in 2014/15:

RoseButte Manor has been available for wind farm workers when other housing was not available.
Seniors can downsize and still stay in their community.
Seniors can move to Nobleford to join their family who lives here.

Recommendations:Keep a rep on this Board to keep informed on housing, seniors and networking with the reps from the city and towns on the board.
Councillor Wobick

Name of Committee: southgrow, Councillor Vincent

Mandate : to work with other communities to discuss ways to bring businesses to the southgrow area and to the village of Nobleford..

Cost to Nobleford : Annual, \$450 requisition, or other: 4 meetings Honorarium \$600

Benefit to Nobleford: keeps us in the loop as to what is happening in the southgrow area and gives us insight as to how it will benefit Nobleford and surrounding area.

Name 3 specific benefits Nobleford has realized in 2014/15:

-Gave us information regarding Axia

-Axia came into Nobleford at no cost to the village a saving of over a million dollars

-Gives us a head start on attracting new business due to the advancement of the high speed internet one example gentlemen is working with a company in Germany will be able to correspond much quicker.

Recommendations: We continue to stay involved with Southgrow

Councillor Vincent

Name of Committee: FCSS Report Prepared by: CAO Kirk Hofman Mandate : FCSS, PARENTING development and support.

Cost to Nobleford : Annual or other 2015 annual requisition is \$7030 (as per budget). 2015, No representative on board from Nobleford so there is no mileage, expense or per diem honorarium cost. CAO works with FCSS weekly. *2015 / 16 CAO Budget 727*

Benefit to Nobleford: Family support services, 3 days per week of FCSS related programming and activities at the Community complex, Stay and Play, Parenting support workshops, Adult education programs, You make a difference, Why try, CALM program in schools, Mentoring. FCSS also provide teen and adult counseling that has been used in Nobleford. FCSS brings services to Nobleford related to health and well being along with other professional organizations

Name 3 specific benefits Nobleford has realized in 2014/15:

1-Stay and Play, 2-Adult and teen Counseling, 3- Four Nobleford Adults were trained for child program delivery.

4 -Lethbridge College/ FCSS Parent preschool is over booked for 2015.

Recommendations: Continue as is , change nothing, Continue to be part of FCSS, continue to offer free use of Complex building, Continue to build relationships through FCSS with, Leth College, University, Health, Education.

CARRIED

Planning tabled to Sept 15

#274-2015 MOVED BY Councillor Vincent table ; Water, Sewer. Infrastructure maintenance and construction, capacity thresholds and Sustainability, growth, quality of living to September 15 meeting.

A

CARRIED

REPORTS

CAO written Reports: Ernie Langridge Retirement Open House September 30 from 3 to 5 pm Nobleford Community Complex. PW job opportunity, anticipate filling position By Sept 15, start Oct 13, 2015.

Mayor's written report: Alberta Government MLA and Wild Rose leader Brian Dean meeting. Aug 18/15. Kim and I attended a dinner/reception at Exhibition Park. Very nice. Lots of celebs (Brian Jean, Dave Schneider, Tom White) there. Aug 24/15. Waste Management meeting. We put out an RFP and had one company reply. This has now gone to the three CAO's to put a contract together. Aug 25/15. Presentation to Ryan Wagner. Axia presentation. Very good turnout (120). Kirk & Karen did an awesome job.

Councillors, written reports:

MW.: NO Written report

P.P. : NO Written report 17 Aug - Attended meeting Lethbridge Waste Management Committee. Discussed awarding new contract for the operation of transfer sites.

D.V.: NO Written report -

DH.: NO Written report - No Committee activity, Attended Aug 25 Ryan Wagner award ceremony, AXIA.

#274-2015

B MOVED BY Councillor Holinaty to receive CAO, Mayor and Councillors reports as information. CARRIED

INFORMATION/CORRESPONDENCE; NONE

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

Sept 15	2015	6:30 pm Regular Council meeting
Sept 23-25	2015	AUMA convention Calgary, DM, DV, MW, CAO
Oct 6		6:30 pm Regular Council meeting
Oct 20		6:30 pm Regular Council meeting
Nov 3		6:30 pm Regular Council meeting
Nov 17		6:30 pm Regular Council meeting
Dec 8		6:00 pm Christmas Party Firestone Lethbridge
Dec 15		6:30 pm Regular Council meeting

#275-2015

MOVED BY Councillor Vincent to accept the meeting dates as presented.

CARRIED

ADJOURNMENT Mayor McDowell adjourned meeting at 9:30 pm





Mayor

Administrator