

**Minutes: FOR THE REGULAR MEETING OF COUNCIL OF THE VILLAGE OF NOBLEFORD  
TO BE HELD IN COUNCIL CHAMBERS AT 906 HIGHWAY AVENUE, NOBLEFORD on September 16,  
2014 at 7:00 pm**

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

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

Gallery

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

**Open floor to citizens**

Ron Korynenbelt from RTK trucking in Nobleford – providing his input on the dangers and possible solutions to the 519/highway 23 intersection.

**APPROVAL OF AGENDA**

**September 16, 2014 Agenda  
#281-2014**

MOVED BY Councillor Pelley to accept the agenda for the September 16<sup>th</sup>, 2014 regular council meeting.

CARRIED

**APPROVAL OF MINUTES**

**September 2<sup>nd</sup>, 2014 Minutes**

CAO: make sure the record indicates that Councillor Holinaty is the chair of the CUPE, along with Mayor McDowell and Councillor Pelley.

**#282-2014**

MOVED BY Councillor Wobick to approve the minutes of the September 2<sup>nd</sup>, 2014 regular Council Meeting.

CARRIED

**DELEGATIONS: 7:00pm**

**7:00 pm. Rob and Charlene Feenstra, 322 King Street Land**

Presentation: Rob and Charlene Feenstra regarding the possible subdivision of their land prepared letter for Council. Members of Council: The Feenstras have lived on Block C for over 16 years. They have enjoyed the property over the years. In approx. 2004-2005 the Feenstras were approached and asked if they would be interested in selling portions of their land. At that time they were disinterested, however recently they have considered the proposal of selling the Southern portion of their lots. They have decided to offer Council the first opportunity at purchasing these lots. There are five lots to the East of lot C. There is an easement for an alleyway. The lots together are 151ft from North to South.

CAO: Rob and Charlene have been in contact with ORRSC via e-mail and have received information on the process and Village bylaws..

Rob and Charlene: They have yet to meet with the ORRSC planner, Ryan, but will make contact in the near future.

**7:25 pm. Little Bow MLA Ian Donovan**

CAO: Highway 23/519 issues have been continually looked at. There have been approx. 50 accidents in the last five years at this intersection. This area is technically Lethbridge jurisdiction. MLA Ian Donovan has agreed to try and help Nobleford with this area. A solution to the intersection still needs to be found. One suggestion discussed in Council was to install a camera in the intersection to provide irrefutable evidence of what exactly is the problem and leading to the motor vehicle accidents.

MLA Donovan: A realignment of the turning lanes may be one easy and cheap way to alleviate the blind spots which many people believe to be one of the main problems. The Ministers are aware of the situation.

CAO: Large vehicles and visibility are definitely a main cause of accidents

MLA Donovan: The idea of an overpass has been shot down repeatedly due to cost, and in the past, the citing of a lack of vehicles and lack of danger – which in the last few years has changed as more people and more accidents have occurred. MLA Donovan spoke with the Transportation Minister after the intersections most recent fatality. A four-way stop may in fact cause more accidents, due to the fact frequent drivers may not be able to change their driving habits, as well as the intersection not being 90 degrees.

Ron Korynenbelt: A local truck driver who has seen the dangers of the 519/23 intersections. Agrees with Council and MLA Donovan's assessment of the dangers with the intersection. The quick fix would be to adjust the lines (turning lanes) and add some extra signage. As a truck driver, he sees the lack of space on in these lanes, which sometimes causes people to veer into oncoming traffic, or to veer into turning lanes, which confuses other drivers who may be turning.

MLA Donovan: Believes that there is more than enough land surrounding the intersection to be utilized in order to widen lanes.

Councillor Wobick: Is a traffic circle in the works?

MLA Donovan: It has been discussed. Stavely's intersection offers a great example of a solution. 40 acres is needed for an overpass. Donovan is very optimistic that something will be done about the intersection by next spring.

3433

The volume of accidents at this intersection also far exceeds what Nobleford's volunteer fire department should be held to deal with.

CAO: What do you think is needed at the next Minister meeting?

MLA Donovan: Drawings of solutions would help. The realigning of lines would be fastest and cheapest solution for the time being and should be proposed as so.

CAO: A citizens proposed drawing solution for changes to the Highway 23/519 will be entered into public record.

**#283-2014** MOVED BY Councillor Pelley to accept the citizens drawing of new suggested turning lanes into public record.

CARRIED

**UNFINISHED BUSINESS 7:18pm**

**P5 subdivision, Land title registration complete, Tender.**

All land title registration is complete. No rejections on any of them.

Council was given a letter from CAO and Engineer regarding tender opportunity as well as design drawing of phase 5 residential Centennial Subdivision.

Business Opportunity  
Request for Tender

Village of Nobleford, Phase 5 Centennial Residential Subdivision, 38 lots.

Sealed bids marked "Bid for Village of Nobleford, P5 Centennial Subdivision" will be received at the offices of Associated Engineering, Lethbridge, Alberta, T1J 4E1, up to 2:00 p.m. local time on Friday, October 10, 2014.

Contract Documents may be examined at the offices of the Lethbridge Construction Association, and at the Village of Nobleford Administration Building. Draft drawings can be viewed at [www.nobleford.ca](http://www.nobleford.ca)

Contract Documents will be available for pick-up by interested Contractors at the offices of Associated Engineering Alberta Ltd., #1001, 400 - 4th Avenue South, Lethbridge, Alberta, on or after Monday, September 22<sup>nd</sup>, 2014, upon non-refundable deposit of \$25.00 (cash or cheque) per set, GST Included, payable to the Village of Nobleford. Documents will also be posted on the Alberta Purchasing Connection. <http://www.purchasingconnection.ca/>

Bids must be accompanied by the specified Bid Bond or Bid Deposit payable to the Village of Nobleford.

Technical Inquiries by bidders are to be directed to Travis Jensen, C.E.T., at Associated Engineering Alberta Ltd., by telephone (403) 329-1404 or email for [Travis at jensen@aee.ca](mailto:Travis@jensen@aee.ca)

or Kirk Hofman at the Nobleford Municipal office, by telephone (403) 824-3555 or email at [admin@nobleford.ca](mailto:admin@nobleford.ca).

**#284-2014** MOVED BY Councillor Vincent to receive the P5 subdivision, land title registration tender letter and design drawings as information.

CARRIED

**AB Trans, Sept 25, 1:30 pm Shaw Center, Salon 13, Darrell Camplin, Darren Davidson, Keith Schenher.**

**Traffic Bylaw, Motion #210-2014, please refer to June 10, 2014 meeting documentation.**

These issues have been previously discussed by Council. Some of the traffic bylaws have been amended and provided in the meeting package.

Councillor Holinaty, Wobick, and Pelley all agree that lowering the speed limit to 30km/h will lead to problems. 50km/h seems like an efficient speed limit. The speed bumps that have been placed in areas such as Centennial have been working well.

Active speed signs would cost approx. \$6,000.

11e: No parking in alleyways. Currently, there is no parking allowed in any alleyways. This problem has been lesser as of late.

Council would like to put a time limit on the parking of trailers on roadways. A time limit will be looked into.

k&m: Adjustment to 8 meters. Will also be discussed with RCMP.

r: Needs to be enforced. \$25.00 a ticket.

There are about a dozen "no parking" signs on Highway Ave, although people are still parking there.

**#285-2014** MOVED BY Councillor Wobick to direct CAO to prepare a draft amending the Traffic bylaws, to be presented again at a future Council meeting.

CARRIED

**FINANCIAL REPORT 9:23pm**

**APR**

Chq #6388 written to Nobleford. Nobleford charges themselves for water bills, for proper records.

**#286-2014** MOVED BY Councillor Wobick to approve the Accounts Payable Ratified in the amount of \$65,791.41.

CARRIED

**AP**

**#287-2014** MOVED BY Councillor Holinaty to approve the Accounts Payable in the amount of \$6,300.

CARRIED



**ATB, statement, MasterCard**  
In the amount of \$710.92

**#288-2014** MOVED BY Councillor Holnaty to accept the ATB statements for information  
CARRIED

**Gov. of Alberta MSI Operating grant \$21,069 received**

**#289-2014** MOVED BY Councillor Vincent to receive the Government of Alberta MSI  
Operating Grant in the amount of \$21,069 as information.

**NEW BUSINESS 9:27pm**

Unfinished items from September 2, 2014 agenda are included in Sept 16, 2014 agenda:

**Residential Land Purchase agreement P5, terms, conditions, incentives, content**  
As land is being sold in the Village currently, CAO recommends that the residential Land Purchase agreements be reviewed along with the terms and condition incentives to be offered.

**DRAFT..Phase 5 CENTENNIAL SUBDIVISION, 2015**  
Developed by the Village of Nobleford  
Engineers are Associated Engineers, Contractor is .....

**Terms and Conditions of Residential lot sale:**  
*Fully serviced, concrete curb, gutter, sidewalk, paved roads, street lights, hydrants.*  
**\$2500 in possible discounts and possible \$5000 cash prize eligibility.**

- Purchase agreement or first option agreement will be offered on January 13, 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 January 13, 2015 will receive a **\$500** discount.
  - All lot purchases paid in full on January 13, 2015 will receive an additional **\$500** discount.
  - Current residents of Nobleford and those employed in Nobleford, paying for a lot in full before October 1, 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 ~~October 1, 2015~~ will have a building start requirement date of ~~October 1, 2016~~ after October 1, 2015 the 120 day building start requirement shall apply.
  - All lots are subject to a minimum annual levy of \$1000.00 effective 2015.
  - Properties issued Construction Development and building permits prior to October 1, 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. Multiple lots purchases are possible but only one at a time and in sequence with others.
  - Title is transfer to purchaser is available after approved foundation backfill stage.
  - Building construction authorization is anticipated for October 1, 2015 with utility services installed by December 31, 2015
- If all of the lots have purchase agreements on them as of December 31, 2016, all agreement holders names shall be entered into a draw for a **\$5,000** cash prize.

-The incentive of winning \$5,000 needs to be established as necessary or not.  
-**there was a suggestion to consider auctioning a lot in advance of sale.**  
-Council asked for clarification on first option challenges, and payment in full requirements. It is important that potential buyer have their finances in order in advance of the sale day and recognize that their 20% deposit may be challenged and they risk loss of that deposit in full.

**#290-2014** MOVED BY Councillor Vincent to receive the Residential Land Purchase Agreement P5 suggestions on terms, conditions, incentives, the possibility of an auction, and content as information and further discuss this at a future meeting.  
CARRIED

**Minimum tax levy bylaw on all Industrial / commercial property**  
**#291-2014** MOVED BY Councillor Vincent to receive the update on the minimum tax levy bylaw on all industrial/commercial property and request CAO to provide a sample bylaw for 2015 tax year.  
CARRIED



**Community complex rental fees**

CAO presented amended policy #02-22 with new rates and conditions. Many of people booking the center are not Nobleford citizens. It costs roughly \$26,000/year to run the Community Complex, and the Village no longer receives operating grants.

**Village of Nobleford**

2004, 2008 and 2010 Municipal Excellence Award Recipient  
Box 67, Nobleford, Ab. TOL 150. Municipal Office, 906 Highway Avenue  
Phone (403)824-3555. Fax 824-3553. E-mail: [admin@nobleford.ca](mailto:admin@nobleford.ca) [www.nobleford.ca](http://www.nobleford.ca)

**NOBLEFORD COMMUNITY COMPLEX RENTAL AGREEMENT #02-26. Sept 16, 2014**

The A/R **CONDITIONED** NOBLEFORD COMMUNITY COMPLEX gym is available for rent with a 478 person capacity, a licensed kitchen equipped to serve 300, microwave, fridge, cooler, ice freezer, 2 stoves, and commercial dish sanitizer. Athletic equipment such as Basket Ball, Volleyball equipment is included in rental. The upstairs meeting room is equipped with fridge, microwave, sink, for gatherings up to 60 people. A quality permanent BOSE Public Address system is available for all users. Microphone, cables and stands are available at the Village office. You may plug your mp3, cell phone, laptop, cd player in to the south wall mini amplifier 1/2" outlets (1/8" adapter available) be sure to set selector accordingly. Complimentary internet is provided by PLATINUM. This is a **NO SMOKING** public facility. Those smoking are responsible for damages and subject to prosecution. For Bookings, contact the Village office.

Volunteer involvement provided by: **NOBLEFORD COMMUNITY COMPLEX SOCIETY.**

Main gym \$30.00 per hour or \$300.00 per day, (between 5:00 am and 4:00 am)  
Upstairs Room \$30.00 per hour or \$150.00 per day, (between 5:00 am and 4:00 am)  
Kitchen \$100.00 per booking, dish clothes available at the Village office.  
**All Nobleford residents or property tax payers are eligible for a 30% discount. Go to [www.nobleford.ca](http://www.nobleford.ca) for information.**

Due to the variety of uses of this facility on a daily basis, there is a no charge 2 hours allowance for banquet activities for set up and cleaning, providing this time is not booked by a paying customer. This gives you time to clean and prepare the facility to your satisfaction. We recommend that you cover the plastic tables with your own table cloths. Additional Janitor service is available for a fee.

The full rental fee is required at time of Booking. \$200 refundable security deposit is due before receiving keys. A 50% refund of rental fee is given if cancelled with 30 day's notice. 100% of the cancellation penalty credit can be used towards future rentals within 5 years. There is No charge for date change. You are required to make arrangements with the Village office to pick up and return keys. It is the renter's responsibility to clean the facility and lock the facility at the close of your activity. The Village reserves the right to deny rental, or amend rates without notice. Please use the main entry located on the North center of the Building. The service entrance on the North east is for kitchen service and upstairs meeting room access.

Security/Key deposit is \$200.00. Charge for NSF cheques is \$100.00. Deposit will be returned after 30 days of event.

- The Security / Key Deposit refund will be returned to the renter when:
  - Keys and used dish clothes, towels have been returned, clean and dry to the Village Office.
  - An inspection of the premises confirms the complex is clean and not left in an unacceptable condition.
  - Broken items charged at replacement cost if reported to the Village of Nobleford, double if not reported.
  - Dry mop, sweep, vacuum facility. Place garbage bags outside in North East fenced area, replace garbage bags in all garbage cans.
  - Wash and DRY all items, cutlery, dinnerware, serving carts, Fridge, cooler, tables, chairs, countertops, sinks and toilets
  - **WET MOP** kitchen, bathroom, entry, hallway and gym floors.
  - Cleaning equipment and supplies, toilet paper, paper hand towels for bathroom and hand soap are in the Janitor supply room or kitchen.
  - Instruction for the commercial dish sanitizer use is pasted on the wall in the kitchen. This is NOT a dishwasher.
  - Please follow food handling and cleaning instructions provided by CHR Health Unit, posted in the kitchen.
  - All chairs, tables and athletic equipment must be properly organized and stored after use, view pictures on the wall of storage area.

Renter Name: \_\_\_\_\_ Do you live in Nobleford  Do you pay tax to Nobleford

Address: \_\_\_\_\_ e-mail \_\_\_\_\_

Phone Number: \_\_\_\_\_ Cell \_\_\_\_\_

Activity: \_\_\_\_\_ Number of people expected \_\_\_\_\_

Facility Booked: Gym \_\_\_\_\_ Kitchen \_\_\_\_\_ Upstairs Room \_\_\_\_\_ How many live in Nobleford \_\_\_\_\_

Dates Booked: \_\_\_\_\_ time: \_\_\_\_\_ Date: \_\_\_\_\_ Times: \_\_\_\_\_

Fee: \_\_\_\_\_ Cash \_\_\_\_\_ Cheque # \_\_\_\_\_ payable to: THE VILLAGE OF NOBLEFORD.

X \_\_\_\_\_

I have read and agree to terms: Signature of renter \_\_\_\_\_ Date \_\_\_\_\_ Copy given to renter, Staff Initial \_\_\_\_\_

Security/ key deposit Fee received Date: \_\_\_\_\_ \$200: Cash \_\_\_\_\_ Cheque # \_\_\_\_\_

KEY # for: Main Entry # \_\_\_\_\_ Service Entry# \_\_\_\_\_ Kitchen # \_\_\_\_\_ Upstairs Meeting Room# \_\_\_\_\_

Comment: \_\_\_\_\_

Post event Security Inspection done by \_\_\_\_\_ Date \_\_\_\_\_ Security Refund amount of \$ \_\_\_\_\_ Retention of deposit \$ \_\_\_\_\_

*This facility operates at a financial deficit each year and is subsidized by Nobleford Property Tax Payers.*

#292-2014

**MOVED BY Councillor Pelley to adopt amended policy #02-22 ,Community Complex rental agreement and apply it towards all new bookings. All Nobleford residents and tax-payers are eligible for a 30% discount.**

CARRIED

**Community complex exterior paint**

CAO made presented to Council regarding Councils concept of repainting the exterior of the Community Complex.

**PAINT THE COMPLEX**

In celebration of Nobleford anniversary of 100 years of incorporation in 2018, and considering the Nobleford Community Complex has had significant upgrades in the past few years but has not had exterior paint since its construction, the following project proposal should be a consideration of Council;

PROJECT DESCRIPTION

- 1- Complete exterior paint job of the Community Complex, doors, south railing and stairs. Suggest abandoning the "BLUE WHALE" colors and replace with GREEN AND GOLD colors. "The Golden Wonder". Cost is estimated at \$15,000 to \$20,000 dollars
- 2- Paint the interior Gym, maybe some unique mural, Cost is estimated at \$5000
- 3- Acoustic panels be installed on gymnasium walls, Cost estimate is \$5000
- 4- Work to be done in 2015/16.

FUNDING THE \$30,000 PROJECT

- 1- Village will ask the Nobleford Community Complex Society to Partner with the Village. The Society will be in the fore front for public relations and fundraising. Village does management and applications and, all that stuff people do not like to do as volunteers!
- 2- Society will be the key to accessing grants due to their eligibility and Village Council Political support.
- 3- Society will apply for a \$15,000 CFEP or CIP grant from the Province of Alberta.
- 4- Village will offer "Not for Profit Initiative funding". Policy 02-22, to the Society and match their fundraising dollar for dollar up to \$7,500. Funded from Village Environmental reserves in place.
- 5- Society may raise \$7,500 in funds from organizations such as: County Land Trust, Lethbridge Foundation, Pioneer, ATCO, FORTIS, LEGION, Palliser Schools, and of course private donations.
- 6- CAO will be the liaison with the Society and assist in final grant application.

**#293-2014**

MOVED BY Councillor Pelley that CAO invite the Nobleford Community Complex Society to partner with the Village on the "PAINT THE COMPLEX" project and further discuss this opportunity at the societies convenience.

CARRIED

**ATCO gas, franchise fee, currently 0%.**

The 0% fee is an incentive for business to in Nobleford.

**#294-2014**

MOVED BY Councillor Wobick to keep the ATCO franchise fee at 0%.

CARRIED

**AUMA 2014, Resolutions. <http://www.auma.ca/live/AUMA/Document+Library/Resolutions>**

CAO suggests that the Mayor and attending Councillor have the ability to use their own discretion on voting.

**#295-2014**

MOVED BY Councillor Vincent to receive the AUMA resolutions for information.

CARRIED

**REPORTS 10:24pm****CAO, written reports 1 and 2 from Sept 2, 2014,**

Sept 2, 2014 CAO report to Council.

In review of the minutes of the August 5, 2014 minutes and considering my absence at that meeting, I provide the following:

- 1- AP question regarding Identification of CAO Assistant Feenstra on accounts payable document. CAO assistant Karen Feenstra prepared the accounts payable statement in the same manner as in the past and signed the document she prepared in the capacity of CAO assistant and signed it appropriately. Please refer to past AP documents for your confirmation.
- 2- Outstanding utility bill question asked during Nobleford financial statement document presentation. The financial statement (bank reconciliation) does not reflect accounts receivable. The Village does have outstanding accounts receivable related to utility bills that administration monitors and successfully collects. Since 2004 the village has not written off any utility accounts receivable and has a good collection history as noted by the Village auditor YPM as well as reflected in our provincial financial indicators reports. At least one time per year Council is presented with the opportunity to transfer outstanding utility accounts to property tax accounts in accordance with the MGA. This was done at May 6, 2014 Council meeting Motion # 191-2014. Water service has been shut off in a few instances but not a practice that is used often because we have proven and use more effective ways to achieve positive results.
- 3- ATB Mastercard statement question regarding Dairy Queen charge of \$100 by CAO. This is used to buy \$10 gift cards that CAO distributes at his discretion to staff and volunteers in Nobleford and is charged to CAO allowance 2-12-146.
- 4- Safety Codes presentation question regarding Nobleford low building and development fees effectiveness. In keeping focused on Noblefords goal objectives, sustainability plan, vision and strategies, Nobleford development and permit fees are not only cost recovery but yield up to a 20% profit all well providing a much improved service. Cost recovery is something many municipalities struggle to achieve. This cost recovery includes staff, administration, equipment, education and other operational costs. Low fees and value for dollar are key components to keeping our competitive edge. Nobleford is recognized by Municipal Affairs, Safety Codes Council, Inspection agency and other Municipalities as having a very good development and safety codes permit system. It is much better to lead the way in this area than to adopt less

- 5- quality processes and policy. Prior to implementing new policies and practices Nobleford struggled to see any growth in land development or new buildings. The fees Nobleford charges on development and permits are appreciated by builders and they often return to Nobleford for new projects complimenting us on the affordable hassle free service we deliver. Be objective in your thinking regarding fees charged, do not feel that development is a given and will continue with exploitation of our current healthy development environment that has only existed for the past 10 years. I would recommend continuing with our proven Development and Permit practices. Understand that the Development Officer and Safety Codes management are two separate operations, Nobleford has however streamlined our process of both to compliment each other and create efficiencies. Lethbridge County is considering becoming an accredited agency and is reviewing Nobleford system.
- 6- Safety Codes presentation question regarding building inspectors not fulfilling their duties based on Councillor opinion and a recent private home inspection report on a house in Nobleford, and further, who inspects the inspectors? Nobleford is an accredited agency under the Province of Alberta, Kirk Hoffman, CAO/ Development Officer/ Safety codes, is the Quality Management Plan (QMP) manager. Designation of powers under safety codes council has been given to Kirk Hoffman and Karen Feenstra. In that plan there are regulations that require the Village to hire certified Building inspectors to do official inspections in various safety code disciplines. Each inspector is required to be familiar with changes to the building codes. Nobleford hires Park Enterprises to carry out our inspections. Kirk Hoffman manages the plan and does monitor the permit officer (Karen Feenstra) and inspectors (Park). Any issues brought to attention are addressed with inspectors and if need be safety code Council or Municipal affairs. Private building inspectors do not deal directly with the Village or building inspectors. I have requested a copy of the private building inspectors report and will review the comments with Council discussion directly with the inspection agency on an unconfirmed issue is not recommended.
- 7- I consider one of the objectives of being a CAO is to help Council and Councillors be the best that they can be. Any concern or question you have is important and it is beneficial to you to have information regarding your concern in a timely manner, so that you have time to formulate a valid position on issues and if need be presented at a Council meeting. I encourage you to contact me prior to Council meeting to review your concerns and I will provide you with as much information as possible. Please understand that the Assistant to the CAO does not have the depth of knowledge about some Municipal Administration issues and there fore may not be able to provide you with adequate information without time to collect the data or refer the concern to the CAO.

September 2, 2014

- 1- Rhymes that Bind in Nobleford, A group of individuals that took the education course earlier this year have organized and will be offering a 10 week program in Nobleford at the Community Complex at NO FEE.
- 2- MLA Ian Donovan has been in contact with me numerous times regarding highway #519 /23 intersection and the recent string of accidents. FD report 50 incident calls to this intersection over past 5 years. 3 in one week of August with one fatality. Ian has discussed the issue with Minister of Transportation, Wayne Dysdale. Ian has offered to join Mayor McDowell Councillor Vincent and CAO Hoffman in a meeting at AUMA convention in Edmonton Alberta, on Sept 25, 2014 1:30 pm.
- 3- Education in Nobleford: I have concerns that the Future of High School public education delivery in Nobleford is at risk and Elected officials should focus on a VISION of sustaining a physical High school in Nobleford for the next 20 years along with a action plan that is implemented.
- 4- Community Complex heating/ AC ductwork that collapsed under the floor is being replaced by Public Works.
- 5- P5 Subdivision is progressing on schedule. All approvals are complete and subdivision finalized, waiting for official land titles registration. I am working with AE on design drawings and tender content. Tender is anticipated to be ready for October 2014.
- 6- In August the Village experienced a heavy 2 inch rainfall in a period of 15 minutes. This tested our storm drainage system. I have taken pictures and video of the event. Surface water draining along Highway Avenue and Centennial Avenue into out culverts and ponds worked properly and within one hour after the rainfall event all water vacated to ditches and culverts and was in the ponds as designed. Industrial section of Nobleford, the Old Industrial had overland flooding as has been the case ever since construction due to no ditch drainage system capable of handling large volumes of water was included in the design at the time. The New Industrial subdivision drained properly with only minor touch up excavation due to property owner excavation needed to allow 100% flow. Public Works is cleaning up the ditches. Drainage in the ditches along Railway Avenue North was restricted due to over grown grass in the ditches. There was also more sluffing on the ditch banks due to ATCO excavation yet to be completed " ATCO will be providing equipment and manpower to fix the issues. Rubie Cresent experiences poor drainage, again due to poor original design and construction as well as the minimal restriction of debris in the storm drain pipe that Public Works cleaned out and slightly increased flow.
- 7- I met with ORRSC planner and Director on Private subdivision in Nobleford as well as KING street development and overall commercial retail planning issues in Nobleford.
- 8- I met with Private consultant whom is using Nobleford success experiences to help other Municipalities.
- 9- King street retail project developers are working with their engineer on building plans, private investor money and considering institutions lending to finance the project.
- 10- We are experiencing an increase in DOG complaints, noise and clean up along pathways are top 2.
- 11- Summer fun program has ended with no negative issues, excellent staff this year. Spray Park has operated with no issues and very well used. I get monthly inquires from other Municipalities, organizations on how we built our park , Lethbridge Community Foundation is including Nobleford Spray Park reference in their Fall publication.
- 12- Public Works summer staff position has ended; all summer staff is available to work this fall if needed.
- 13- Lethbridge County will be reviewing Noblefords accredited safety code system in September.
- 14- SEPTEMBER 8, 2014 there is a regional meeting of DEMS, to further discuss design and implementation of regional emergency response planning. It appears that the regional direction may not be in line with Nobleford objectives of more efficiency and effectiveness using the resources we have that would provide a better product at less cost. I suggest Mayor and CAO attend this meeting with the acting DEM, Karen Feenstra.

CAO request to attend Community Foundation of Lethbridge and Southwest Alberta dinner, Oct 2, cost \$100

**DEM**

There have been a number of proposals made at the regional DEM meetings that appear to not be following the intent of Nobleford Council original directives stating that:

-We can improve of Emergency Response in the event of a disaster if we work together, providing we use what resources we currently have in a better organized manner and ad no expense, and focus on reducing expense for the services. It is suggested that CAO and Mayor accompany Nobleford DEM to the next meeting and observe and evaluate activities.

**Regional Dem****#296-2014**

MOVED BY Councillor Pelley that Mayor McDowell and CAO Hofman attend the next regional DEM meeting.

CARRIED

CAO reports, written  
**#297-2014**

MOVED BY Councillor Holinaty to accept the CAO's reports as information.

CARRIED

CAO \$100 admin Expense  
**#298-2014**

MOVED BY Councillor Wobick to approve expenditure of \$100 for CAO to attend the Community Foundation of Lethbridge and Southwest Alberta dinner on October 2, 2014

CARRIED

Mayor's report,

Badlands meeting in Brooks, Canada am: Received a copy of it. Badlands has a new director.

Attended the school, and was educated by the 6<sup>th</sup> graders. Some of the issues that the kids brought up include; safety, vandalism. The possibility of placing a public garbage can somewhere along the street from the Nobleford Store to the school. There is a want for bicycle lanes. A suggestion was made by the 6<sup>th</sup> graders to possibly utilize some of the empty back alleys as bike paths.

Vandalism and the skate park seem to go hand-in-hand.

Mayor McDowell received a letter concerning minors smoking cigarettes and marijuana.

There is a stone building that has been attracting vandalism etc. Councillor Pelley has proposed installing a window to open the area up. CAO proposes asking some of the youth to help renovate the cinder block building.

Councillors, written reports,

MW. Written report,

Sept. 2, 2014 Council Report

Aug. 8 – Heritage Society meeting & set up at complex

Aug. 9 – Nobleford Heritage Day – help with pancake breakfast & take Rachael Harder – PC candidate for coming election - in parade.

Aug. 15 – Charity Golf tournament for GreenAcres Foundation volunteer. - Great event.

Aug. 19 –Attended Noble Central School modernization meeting at 10 am

Aug. 22 – A Noble Vision- Museum film private screening at school with MLA Bridget Pastoor, MLA Ian Donovan, and County Councillor Steve Campbell & Deputy Mayor bringing congratulations.

P.P. Written report, None for Sept 2 or Sept 16.

D.V. Written report, None for Sept 2 or Sept 16.

DH. Written report, None for Sept 2 or Sept 16.

**#299-2014**

MOVED BY Councillor Wobick to accept Mayor and Councillors report as information.

CARRIED

**INFORMATION/CORRESPONDENCE:**

ORRSC, P5 subdivision complete

Lethbridge County, Fire hall rent

Alberta Government Treasury Board and Finance

Alberta Education

Safety Codes Council

ORRSC Sub Land Application Notice, Peter and Jodi Klok

RCMP 2 quarter report 2014

**#300-2014**

MOVED BY Councillor Wobick to accept information/correspondence items 10.1-10.7 as information

CARRIED

**AB Municipal Affairs, GTF, and agreement.****#301-2014**

MOVED BY Councillor Pelley to enter into the Federal Gas Tax Fund (GTF) agreement and that Mayor and CAO sign the agreement in anticipation of receiving the 2014 payment of **\$54,345**

CARRIED

Sept 24 - 26	2014	AUMA, Edmonton, DM, DV, KH,
Oct 7,	2014	Regular Council meeting, Capital budget planning.
Oct 21,	2014	Regular Council meeting, Organization of Committees. Possible Tender Award.
Nov 4,	2014	Regular Council meeting,
Nov 17,	2014	Monday Regular Council meeting
Dec 2,	2014	Cancel Regular Council meeting CAO away Nov 19-Dec 3
Dec 16,	2014	Regular Council meeting
		Christmas Party?

Christmas party: suggested at a restaurant or the Lethbridge Christmas party hosted at the Coast hotel.

**#302-2014** MOVED BY Councillor Holinaty for Councillors Pelley and Wobick to organize a Christmas party. CARRIED

**#303-2014** MOVED BY Councillor Holinaty to accept the meeting dates as presented. CARRIED

IN CAMERA  
**CUPE and Feenstra, 322 King Street Land**

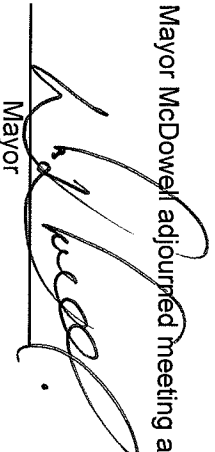
**#303-2014** MOVED BY Councillor Wobick to go in camera at 10:35 pm

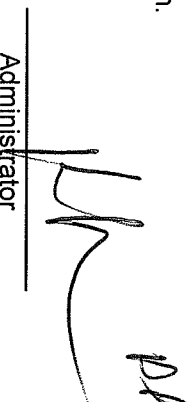
**#304-2014** MOVED BY Councillor Pelley to go out of camera at 10:59pm

**#305-2014** Moved by Councillor Holinaty that the CAO is to inform Rob and Charlene Feenstra, that Council appreciated their consideration in offering the Village an option to purchase a portion of their property at 322 King street, and further that the Village is not interest in purchasing the property but will assist them in their subdivision project in accordance with Village bylaws, policy and procedure. CARRIED

ADJOURNMENT

Mayor McDowell adjourned meeting at 11:00 pm.

  
Mayor

  
Administrator