

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 2, 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 No one in attendance

Call to Order Mayor McDowell called meeting to order at 7:00pm

Open floor to citizens

**APPROVAL OF AGENDA
September, 2014 Agenda**

The Feenstra delegation may be moved to September 16, 2014 meeting.
#260-2014 MOVED BY Councillor Holinaty to accept the agenda for the September 2nd, 2014 regular Council Meeting.

CARRIED

**APPROVAL OF MINUTES
August 5, 2014 Minutes**

#261-2014 MOVED BY Councillor Vincent to approve the minutes of the August 5th, 2014 regular Council Meeting.

CARRIED

DELEGATIONS:

7:05 pm. Rob and Charlene Feenstra, 322 King Street Land (possibly in Camera):
Moved to a September 16 Council meeting

7:36 pm. Mar-yen draft Building design plans, KING Street:
Jacob Hiebert and Dave Giesbrecht from Mar-Yen Holdings made Video, paper and verbal presentation on the possible design plan for a retail building on lots 19 through 28 King Street. Lots are owned by Village and private owner of 4 westerly lots 25 to 28. Building design includes: Grocery store, bakery, coffee shop, restaurant, multiple office space area and second floor residential apartments. Parking would be expanded similar to what is in front of senior housing, post office, restaurant and salon and possibly request similar across the street along Centennial Park.
Mar-yen would like the name of the building to be chosen by the people of Nobleford, as it will be a community building.
Mar-Yen requested that only the first 2 pages of their presentation (Design concept of building) be entered into the record and shared with the Public. Any inquiries regarding the development can be directed to : jacob1hiebert@gmail.com or phone Jacob @ 403 635 0866 or Dave @ 403 634-4169.

In Camera **#262-2014** MOVED By Councillor Pelley to go In Camera at 7:47pm

CARRIED

Out Camera **#263-2014** MOVED BY Councillor Pelley to go out of camera at 8:08pm

CARRIED

Mar-Yen option #264-2014 MOVED BY Councillor Wobick to grant Mar-yen holdings a three month extension (November 30, 2014) on their option to purchase lots from Village on King Street Development.

CARRIED

King street, Mar-Yen support **#265-2014** MOVED BY Councillor Holinaty that the Village of Nobleford supports the Mar-Yen King street retail building development proposal.

CARRIED

Dave and Jacob left Council Chambers

8:12 pm. Fire Chief Ryan Wagner, Nobleford and district emergency services 519, 23 accident, August 18, 2014, Mayor and CAO meeting with AB Transportation - Sept 25 1:30 pm, AUMA, Statistics and record for Emergency services agreement formulation with Lethbridge County:

CAO: Informed council that he had requested information from Chief Wagner and that Ryan Wagner has put together some information to help council better build a new Emergency service agreement with the County, and address #519/#23 intersection.

FC WAGNER: Pie graphs were presented. Over the last four years: 2011, 2012, 2013, and 2014, the number of emergency responses for both the County and the Village has remained roughly the same. Village call range from 22% to 39% annually with a overall average about 30% with County call representing 70%

The amount of times that the Nobleford response unit has had to use water tankers from other towns and Villages in surrounding areas provides good evidence for an appeal to the county for the Village of Nobleford to receive its own water tanker trucks. Fire Chief Wagner believes that a water supply is greatly needed for Nobleford for both safety and financial reasons. FC Wagner is supplying a letter summing up events and reasons to the county as to why Nobleford needs more resources for its emergency response unit.

FC presentation

#266-2014 MOVED BY Councillor Pelley to receive Fire Chief Ryan Wagner's presentation as info. CARRIED

FC invite JT meeting

#267-2014 MOVED BY Councillor Vincent to invite Fire Chief Ryan Wagner to make a presentation regarding a water tender vehicle at the Joint Meeting with Lethbridge County. CARRIED

FC WAGNER: There was recently a day with three separate calls for emergency services. This even led to that section of the highway being shut down for an extended period of time. Volker Stevin was called to the scene to help with shutting down the highway. One of the accidents resulted in a fatality. FC Wagner believes that there may even be more MVA's and incidents on 519 than they are called to. The highway/519 intersection has had more fatalities then other "dangerous" intersections in the region.

MAYOR MCDOWELL: and CAO presented the following suggestion:
Highway Intersection #519 and #23, 2 km west of Nobleford.

This is a high incident intersection with Nobleford and District Emergency Services attending over 50 times in past 5 years to vehicle accidents at this location, some of which had fatalities.

The question is what needs to be done to reduce incidents and save lives. We have incident reports, Highway traffic assessments, many varied opinions from witnesses and the public on what happened and what the solutions are. The key word here is varied. Until we have a clear understanding of what is happening at the intersections before the accident takes place. All the reports are assumption of what lead to the accident or post event carnage evaluation and speculation. Accidents happen in seconds.

I suggest that 4 video cameras be placed on the light standards farthest back from the intersection and set to record 24/7/365. This visual information record would be then used to evaluate what happened that caused the accident or near accidents and better solution options could then be formulated.

This video feed could also be a live broadcast on the internet. If revenue is desired, the cameras could be used to capture traffic law violators and fines levied.

Council discussion indicated that with video evidence to evaluate, a decision on what needs to be done to improve safety at the intersection may then be possible. Video system should have a disconnect feed to web after the accident that authorized personnel can activate.

#268-2014 MOVED BY Councillor Holinaty to receive all of the information presented by Fire Chief Wagner and CAO as information related to the #519 / #23 Highway Intersection. CAO Hofman is to put a brief presentation together with Mayor McDowell, to present at the next meeting in preparation for AUMA meetings. CARRIED

Ryan left Council Chambers.

UNFINISHED BUSINESS 7:03pm

Emergency Service agreement with County, Capital vehicle / equipment funding formula:

Council reviewed the Emergency Service agreement with the Lethbridge County and made amendments to the draft agreement effective January 1, 2015.

#269-2014 MOVED BY Councillor Holinaty to approve the draft *Emergency Service Agreement* between the Village and Lethbridge County effective January 1, 2015, and to send the draft of the Emergency Service Agreement to the County and request a Joint Committee Meeting. Fire Chief Ryan Wagner will also be asked to attend and make presentation at this meeting regarding a water tender vehicle CARRIED

P5 subdivision:

CAO reported that the P5 subdivision registry is complete and registered with Alberta land titles. CAO anticipated construction tender to be ready for October 2014. Things are progressing as planned.

#270-2014 MOVED BY Councillor Wobick to receive the P5 subdivision as information.

CARRIED

King Street development, Mar-yen draft Building design plans, time extension:

Pending the Mar-yen delegation: time extension is up. There is another party now showing interest in the area. This new party is discussing with their own people on possible developments such as grocery store. So far only a basic interest has been expressed.

FINANCIAL REPORT 7:10pm

APR

#271-2014 MOVED BY Councillor Vincent to approve the Accounts Payable Ratified in the amount of \$53,936.36

CARRIED

Nobleford financial statement for June 2014

#272-2014 MOVED BY Councillor Wobick to accept the financial statement of the balance of \$3,047,673.75 as information.

CARRIED

ATB, statement, MasterCard

Councillor Pelley: What is the \$15,000 cheque for, and cheque numbers 6232 and 6219?
CAO and Council referred to Village policy, agreements, processes and CAO will make a note of these cheque numbers and provide information to all Council via email after the meeting.

#273-2014

MOVED BY Councillor Holinaty to accept the ATB statements for information

CARRIED

Budgetary control report

CAO: Tax and minimum levy account are about \$5000 more than budgeted.
Only \$3,600 of accounts receivable in taxes, a few from 2013.

Councillor Vincent: asked for clarification on \$600 Railway tax and linear assessment and tax.

CAO provide information on linear assessment changes from budget and assessment changes after budget.

Council Wobick: Water salary differences. NBC salary charges are almost 3 times those of the Village of Nobleford's.

CAO explained that the NBC expense account in question is salary allocated to the water treatment system and that all parties receiving water, share in paying for at the established utility rate fee that was set in February 2014. CAO suggested council review the documents of the February meeting for a complete insight into the water revenue and expense accounts. Nobleford pays for the majority of the expenses. Nobleford operates on cost recovery and collects over \$140,000 from its Nobleford residence, \$40,000 from Barons and \$20,000 from County. Cost of treated water

#274-2014

MOVED BY Councillor Holinaty to receive the Budget Control Report as information.

CARRIED

Gov't of Alberta BMTG / MSI capital \$60,000 received

Confirmation of grant received.

#275-2014 MOVED BY Councillor Wobick to receive the Government of Alberta BMTG/MSI capital grant of \$60,000 direct deposit to the Village bank account as information.

CARRIED

Development permit report

CAO reported that progress on the 4 industrial lots is now under way with excavation started and foundations anticipated for 2 of the lots on 13 street and road culverts for the other 2 on 14 street with development in 2015 and suggests that continued encouragement and cooperation be expressed to the builders in order to get sites developed.

#276-2014

MOVED BY Councillor Pelley to receive the Development Permit report as information.

CARRIED

NEW BUSINESS 9:33pm

Municipal Lateral utility service Line Policy

POLICY #04-03

SUBJECT: Lateral utility sewer and water services
DEPARTMENT: Public Works
ADOPTED & APPROVED BY COUNCIL Sept 2, 2014
RESOLUTION NO

PURPOSE: To establish guidelines for responsibility of all lateral utility lines, including but not limited to water and sewer lines, servicing residential and some commercial and industrial properties.

1. A Municipal lateral service utility line, including but not limited to sewer and water lines, is defined as that portion of the utility line that lies between the Municipal main line and the building.
2. On original installations of the lateral sewer and water lines the owners will be responsible for all costs from the lateral service connection from the main line to the building. Stub lines, and valves may be provided into the property and this cost is to be recovered through the original land sale price.
3. Maintenance of the complete lateral sewer and water lines to the main line will be the responsibility of the property owners.
4. Costs of replacement or repair of the lateral service sewer and or water line to the main line shall be paid in full by the property owner. This includes the portion of lateral sewer line on the Village owned property and road repair, curb, gutter and boulevard repair as well as labour and administration costs.
5. In special circumstance the Village may share the cost on water line or sewer line repair or replacement, on the portion of the repair outside of the owner's property.
6. Anyone causing damage to any water or sewer line will be responsible for all costs of repair.
7. The property owner must receive authorization from the Village prior to excavation and repair of all sewer and water lines. Utility locates must be conducted "Alberta One Call Before You Dig 1-800-242-3447". The Village will cooperate in an efficient and effective manner and supply advice, recommendations, information, materials and equipment at cost, and will supervise the project.
8. In the event of reconstruction or repair of the main sewer line on the Village property, the Village may consider replacement or repair of a portion of the entire lateral service water and or sewer lines, from the building to the main line, on a cost share basis with the property owner.
9. After 1 year of titled ownership or upon entering into a Land Purchase Agreement with the Municipality, all property owners will be required to pay Municipal utility service fees even if they chose not to service property or have buildings without services, this also applies to vacant properties unless a demolition permit has been issued.
10. Sewer line cleaning
 - a. The Village of Nobleford offers sewer line cleaning with a snake auger, if cleaning can be scheduled during regular working hours (8am-3pm Monday through Friday excluding Holidays) to all Nobleford residents at a charge of \$40.
 - b. If you request sewer cleaning outside of regular hours, and if staff is available to provide the service, there is a cost recovery charge of \$100.00
 - c. Any unpaid bills may be transferred to property tax accounts.
 - d. This cleaning is not considered preventative but rather an emergency service.

#277-2014

MOVED BY Councillor Wobick to adopt the amendments to policy #04-03
Lateral utility sewer and water services .

CARRIED



Mayor informed Council that the following September 2, 2014, Agenda Items, 8.2 thru 11.0, will be tabled and dealt with at the September 16, 2014 regular Council meeting. Mayor reminded Councilors to prepare their presentation regarding traffic bylaw for September 16 meeting.

1. NEW BUSINESS

- 1.1
- 1.2 Residential Land Purchase agreement P5.
- 1.3 Minimum tax levy bylaw on all Industrial / commercial property
- 1.4 Community complex rental fees
- 1.5 Community complex exterior paint
- 1.6 ATCO gas, franchise fee, currently 0%.
- 1.7 AUMA 2014, Resolutions. <http://www.auma.ca/live/AUMA/Document+Library/Resolutions>

2. REPORTS

- 2.1 CAO,
- 2.2 Mayor's report,
- 2.3 Councilors, written reports
 - 2.3.1 MW/ Written report,
 - 2.3.2 P.P. Written report,
 - 2.3.3 D.V. Written report,
 - 2.3.4 DH. Written report,

3. INFORMATION/CORRESPONDENCE:

- 3.1 ORRSC, P5 subdivision complete
- 3.2 Lethridge County, Fire hall rent
- 3.3 Alberta Government Treasury Board and Finance
- 3.4 Alberta Education
- 3.5 Safety Codes Council
- 3.6 ORRSC Sub Land Application Notice, Peter and Jodi Klok
- 3.7 RCMP 2 quarter report 2014

4. Meeting dates:

Sept 2,	2014	Regular Council meeting
Sept 16,	2014	Regular Council meeting, Traffic Bylaw, MLA Ian Donovan
Sept 24 - 26	2014	AUMA, Edmonton, http://www.edmonton.suttonplace.com/ DM, D.V, KH, Sept 23 MPE
Oct 7,	2014	Regular Council meeting, Capital budget planning.
Oct 21,	2014	Regular Council meeting, Organization of Committees.
Nov 4,	2014	Regular Council meeting
Nov 17,	2014	Monday Regular Council meeting
Dec-2,	2014	Regular Council meeting
Dec 16,	2014	Regular Council meeting
		Christmas Party?

- 5. In Camera
 - 5.1 CUPE
 - 5.2 Feenstra, 322 King Street Land

In Camera, CUPE, Feenstra, 322 King Street land.

#278-2014 MOVED BY Councillor Pelley to go In Camera at 9:52 pm. CARRIED


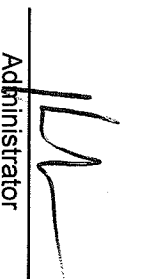
Out Camera #279-2014 MOVED BY Councillor Vincent to go outCamera at 10:50 pm. CARRIED

CUPE #280-2014

MOVED BY Councillor Holnaty that CAO and that Councillor Holnaty, Chair of Human relation and negotiating committee, inform CUPE that the Village is prepared to begin negotiating a new collective agreement effective January 1, 2015. CARRIED

ADJOURNMENT

Mayor McDowell adjourned meeting at 10:59 pm.



 Mayor Administrator