

Minutes; FOR THE REGULAR MEETING OF COUNCIL OF THE VILLAGE OF NOBLEFORD HELD IN COUNCIL CHAMBERS AT 906 HIGHWAY AVENUE, NOBLEFORD on September 6, 2016 at 6:30 pm

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

Staff Kirk Hofman, Chief Administrative Officer; Lisa Wiebe, Recording Secretary

Call to Order Mayor McDowell called meeting to order at 6:30 pm

Gallery None

APPROVAL OF AGENDA

September 6, 2016 Agenda #249-2016

MOVED BY Councillor Wobick to accept the agenda for the September 6, 2016 regular council meeting.

CARRIED

APPROVAL OF MINUTES

August 16, 2016 Regular Council Meeting Minutes #250-2016

MOVED BY Councillor Holinaty to approve the minutes of the August 16, 2016 regular Council Meeting.

CARRIED

August 16, 2016 Nobleford Municipal Planning Commission Meeting Minutes #251-2016

MOVED BY Councillor Vincent to receive as information the minutes of the August 16, 2016 Municipal Planning Commission Meeting.

CARRIED

August 23, 2016 Special Council Meeting Minutes #252-2016

MOVED BY Councillor Holinaty to ratify the minutes of the August 23, 2016 Special Council Meeting.

CARRIED

UNFINISHED BUSINESS

Highway Avenue Paving Overlay

McNally is proposing to start moving equipment into Nobleford on Friday September 9 to patch and lay level course of asphalt and complete paving on Saturday . They layed level asphalt course patch in front of the school to allow bus access as classes resumed.

#253-2016

MOVED BY Councillor Wobick to receive as information the update on the Highway Avenue paving overlay.

CARRIED

Sanitary Twinning Project

Tender was awarded to Whissell Contracting LTD and they have signed the agreement with MPE. CAO has met with Whissell and they intend to do project this fall, scheduled to be finalized by Sept 16th.

#254-2016

MOVED BY Councillor Pelley to receive as information the update on the Sanitary Twinning Project.

CARRIED

FINANCIAL REPORT**Accounts Payable for Ratification**

Discussed the deposit refunds; deposits are collected as part of building permits and then refunded as the permits close. Cheque 7658 was collected from a citizen and paid to summer staff for unloading the dump truck on a Saturday. Cheque 7663 for expenses as part of the water main break in front of school will be billed back to Load N Haul along with charges for the Village's time spent and other expenses incurred.

#255-2016

MOVED BY Councillor Vincent to ratify accounts payable in the amount of \$21,733.23.

CARRIED

Financial Statement

Some payments have been received for taxes. The tax due date is August 31st so the August statement will reflect the tax payments collected.

#256-2016

MOVED BY Councillor Holinaty to receive as information the July 2016 Financial Statement showing a balance of \$2,813,793.51.

CARRIED

ATB Statement**#257-2016**

MOVED BY Councillor Wobick to receive as information the ATB Statements for the period ending July 31, 2016

CARRIED

NEW BUSINESS**Local Improvement Levy Bylaw/North Railway Avenue Paving**

A letter was sent to the Lethbridge Regional Waste Management Services Commission (LRWMSC), providing them with information regarding discussion on how to fund the paving of north Railway Avenue. Village CAO met with Lethbridge County CAO Rick Robinson who was of the opinion that as there is no adjacent county land, the county is not at all likely to contribute. The closest involvement the county has would be the waste transfer site (owned by LRWMSC). A plan was drafted based on a \$300,000 cost for pavement to be covered via a local improvement levy, as the grant from Alberta Transportation cannot be used towards asphalt (schedule b). Ryan from ORRSC has looked into if CPR would be subject to a local improvement levy and discovered that they are. CAO has also queried other municipalities on their LIP with CPR. Last year, the village surveyed adjacent landowners on 13th and 14th street regarding the option of paving a street via a local improvement levy, with the feedback at the time being to wait but now that 13th street properties are developed there would be interest in paving it in 2017. If the actual cost were to be less (\$300,000 is an estimate on the high end), the levy would be reduced. Council discussed whether this is a way to look at funding the project, or partially funding it, or not doing the paving.

Council agreed that the road should be paved. Suggested was to get out a local improvement plan right now. Council discussed the numbers used in the draft and whether the adjacent landowners should pay for the whole cost or should the taxpayers pay for part of it. Highway Avenue was paved as 50% local improvement and 50% taxpayer cost, but Nobleford is already paying for part of the Railway Avenue project, through the portion of the twinning not covered by the grant and because village property is included in the local improvement levy. 1.1 million is the total project estimated cost.

Discussed was that north Highway Avenue would also benefit from being paved and whether the village is setting a precedent by paving Railway Avenue. Shared was that property owners on north Highway Avenue are going to make request to Lethbridge County for a local improvement. If this takes place, the county will contact the village and go from there.

#258-2016

MOVED BY Councillor Pelley to move forward with a local improvement levy of \$250,000 for paving of north Railway Avenue.

Schedule "A" to bylaw #636, Local Improvement Plan, North Railway Avenue, Nobleford

The Village of Nobleford is reconstructing north Railway Avenue gravel road and pursuing paving of North Railway Avenue adjacent to your property. All properties adjacent to North Railway Avenue from middle section between 11th and 12th street, to waste transfer site railway crossing, would be subject to the levy.

The project has part "A" and part "B" and includes excavation of the road to allow for the twinning of a sanitary main sewer line, reconstruction of the road and part "B", a 160 mm asphalt paving overlay. Total cost of this project is estimated at \$1,100,000.00. The Alberta Government has awarded a grant to Nobleford for 70% of cost of sanitary line twinning under Railway Avenue (Excluding paving) up to \$587,000.

LOCAL IMPROVEMENT PLAN, North Railway Avenue paving from middle section, between 11th and 12th street, north to waste transfer site railway crossing. Map attached.

The proposed local improvement is calculated on the cost of the paving only, which is estimated at \$250,000.

If actual cost is less, the levy would be reduced.

The east side of the road is shared with 7 property owners.

The west side of the road is shared by 3 property owners.

50% (\$125,000) of the expense of the total paving cost would be shared between the east side 7 property owners at an estimated amount of \$17,857.00. each.

50% (\$125,000) of the expense of the total paving cost would be shared between the west side 3 property owners at an estimated amount of \$50,000.00 each.

The parcels of land to which the local improvement tax will be imposed and the person liable for the local improvement levy and annual rates of assessment are estimated as follows:

Plan	Block	lot	property owner	parcel	total assessment	Annual assessment
8211236	16	1	Goulden, Ron		\$17,857.00	\$1,785.70
8211236	17	1	Dorchak, Wallace		\$17,857.00	\$1,785.70
1113013	17	12	Neustaeter, Jacob		\$17,857.00	\$1,785.70
1113013	18	6	Galimax Trading Inc.		\$17,857.00	\$1,785.70
1113013	18	7	Galimax Trading Inc.		\$17,857.00	\$1,785.70
1113013	19	6	Noble Concrete Extruders Ltd.		\$17,857.00	\$1,785.70
SE-10-11-23-4			LRWMSC		\$17,857.00	\$1,785.70
4888AB	3	1-5	Village of Nobleford		\$41,667.00	\$4,166.70
4888AB	RLY	11	CPR		\$41,667.00	\$4,166.70
NE-3-11-23-4			Richardson Pioneer		\$250,000.00	\$25,000.00

-The tax rate will be based on each unit of property.

-the total properties to be taxed are 10 (7 on east side of road and 3 and west side of road).

- the estimated tax per property will be \$17,857.00 for east side properties and \$41,667.00 for west side properties

-Estimated cost of the Paving "B", project is \$250,000.00

-The cost of the local improvement will be spread over 10 years

-The estimated interest rate is 0.0%

- Sanitary twinning and road construction "A", is paid 100% by Village reserves and Alberta Government Grant.

-The cost of the asphalt paving"B", local improvement will be split as follows;

Local improvement tax, asphalt paving

\$250,000.00

TOTAL COST

\$250,000.00

CARRIED

REPORTS

CAO written Report: None

Mayor's Written Report: None, VERBAL: Attended a Lethbridge regional waste management meeting earlier in day where the Railway Avenue paving had been on the agenda but was taken off. Discussion was on Picture Butte needing to make a plan on how to handle their compost and commercial waste. They are currently taking advantage of the waste commission by charging businesses to collect commercial garbage but then having the transfer site get rid of it. Picture Butte have been given until December 5th to develop a few plans so they threatened to pull out of the commission, but that would likely be more costly for them in the future.

Councillors' Written Reports

M.W. written report: None
P.P. written report: None, **VERBAL:** attended ORRSC meeting with majority of discussion being the MGA and possibility of grants for the work required as part of amendments; there has been no change of discussion regarding the fee caps.
D.V. written report: None
D.H. written report: None, **VERBAL:** attended development appeal board meeting

#259-2016
MOVED BY Councillor Vincent to receive the CAO, Mayor, and Councillors' reports. **CARRIED**

INFORMATION/CORRESPONDENCE

Ogilvie LLP Letter re: ALARIE Asset Distribution

Ogilvie LLP has sent notice that asset value from Alberta Local Authorities Reciprocal Insurance Exchange (ALARIE) has been established and will now be distributed. The village will not be receiving any portion of the asset distribution.
#260-2016

MOVED BY Councillor Pelley to receive as information the August 25 letter from Ogilvie LLP regarding distribution of ALARIE assets.

CARRIED

Citizen Letter, Response to Correspondence

Village staff have been in contact with a citizen regarding an NSF fee and outstanding electrical permit inspection and the citizen responded with a letter expressing his dissatisfaction. The CAO offered he could come to council but he was not able to do so immediately.

#261-2016

MOVED BY Councillor Holinaty to receive as information the citizen letter stating dissatisfaction regarding permit process and NSF issue.

CARRIED

Citizen Letter, Traffic Bylaw Feedback

The mayor received a letter regarding feedback on the traffic bylaw, stating confusion about RV parking. Their recommendation is that an RV be allowed on a driveway during summer months as long as it doesn't block the sidewalk. Traffic bylaw updates for consideration will be shared in the upcoming water news.

#262-2016

MOVED BY Councillor Vincent to receive as information the citizen letter regarding feedback on the traffic bylaw.

CARRIED

Town of Taber Letter, Materials Recovery Facility Study Results

The Town of Taber has the feasibility study report, indicating that a materials recovery facility located in Taber would be profitable within the first 3-5 years, benefiting from its location between Medicine Hat and Lethbridge. Taber will be presenting the study to Mayors and Reeves.

#263-2016

MOVED BY Councillor Wobick to receive as information the Town of Taber letter and the study for a materials recovery facility, and the CAO to circulate the study results to all the councillors.

CARRIED

MEETING DATES

#264-2016

MOVED BY Councillor Pelley to accept the meeting dates with the change of canceling the October 4 meeting.

21 regular Council meetings in 2016, 1st and 3rd Tuesdays Regular Council meetings are at 6:30 pm.

Sept 20 – Bylaw hearing (DV absent)

Oct 4 – CANCELED, AUMA convention, Oct 18 – Organization meeting, Nov 8 , Nov 22, Dec 6

AUMA: Oct 5-7 (DM, PP, KH), Energize Workshop: Oct 21-23 (KH)

Christmas Party – date to be determined

CARRIED

Land Development

A potential developer of the land east of Nobleford had asked for confirmation that they would not be held accountable in the future for further development of roads. The CAO research and evaluation and recommendation is that the village should NOT give that confirmation.

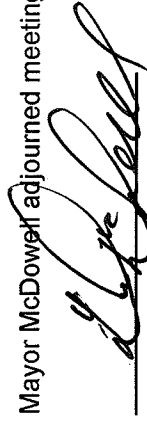
#265-2016

MOVED BY Councillor Holinaty to maintain the position that the Village of Nobleford is not prepared to make the commitment requested in August by Mr. Klok regarding roads.

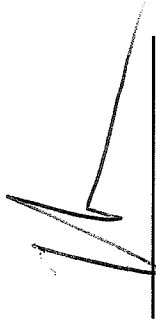
CARRIED

ADJOURNMENT

Mayor McDowell adjourned meeting at 7:55 pm



Mayor



Administrator