

Minutes; FOR THE REGULAR MEETING OF COUNCIL OF THE VILLAGE OF NOBLEFORD HELD IN THE COUNCIL CHAMBERS AT 906 HIGHWAY AVENUE, NOBLEFORD on October 3, 2017 at 6:30 pm

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

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

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

Gallery

Barb Hofman - On behalf of Nobleford Parks & Recreation Society, Barb (president of Society), thanked council for their support, and helping the Parks and Rec Society and . Some of the councilors were also on the previous council and were involved in the spray park project as well. Barb thanked council for latest help with the \$150,000.00 Centennial Park project and expression appreciation of their support and vision including policy #02-22. Barb mentioned they have raised \$26,000 and received \$9000 gifts-in-kind from community businesses that will be used to match the CFEP and Village grants.

APPROVAL OF AGENDA

October 3, 2017 Agenda #272-2017

MOVED BY Councillor Wobick to accept the agenda for the October 3, 2017 meeting. CARRIED

APPROVAL OF MINUTES

September 19, 2017 Regular Council Meeting Minutes #273-2017

MOVED BY Councillor Vincent to approve the minutes of the September 19, 2017 regular Council Meeting. CARRIED

DELEGATIONS - None

UNFINISHED BUSINESS

Klok Subdivision

CAO met this afternoon with Mr. Klok, Associated Engineering, and Fortis regarding electrical service to the subdivision. The church is requesting 3-phase power and Fortis thinks there is not enough capacity for this to come off of main service on Highway Avenue. What this means is an additional cost to run power from Highway 519. Potential future developments would more than likely go to the south and would require electricity connection as well; council discussed a possible timeline on this. The growth rate of the previous 10 years is not realistic but at even half the pace, it would take 20 years to develop this. Council discussed other options of how to get power there and asked was if there is a surplus of power in the industrial are. This could depend on how the remaining lots are developed and additions to existing buildings have to be considered too. Fortis is presenting that a new service be run off of 519 to service this subdivision and future developments. CAO shared how Nobleford as the developer of Centennial residential subdivision phase 1,2,3,4,5, has always paid for subdivision and FORTIS construction and then receives back a construction advance in the form of refunds as power is connected. Things have changed on the formula used to calculate this, the CAO was invited to a meeting with Engineer, developer and FORTIS. The Klok subdivision will cost approximately \$270,000 to energize and he will get back \$125,000 in rebates, but only over the next 10 years. With the church, the more power they use the greater the rebate Mr. Klok will get, possibly getting back as much as \$45,000 from the church lot. Fortis is going to be doing the detailed design and pricing over the next week. Fortis will be asking for who is going to pay for connection from Highway 519 to the Klok subdivision. The current policy is that Service is paid by whoever uses the power. Mr. Klok had asked about future developers. It would be an option that once they want to connect, there be a rebate to Mr. Klok with a possible calculation being on a per lot cost basis. Nobleford has franchise agreements with Fortis. Franchise agreements are not made with developers and Fortis has been able to progress projects for the Village in the past (this is not extended to anyone other than municipalities). It would not be wise to harm the relationship the Village has with Fortis. CAO will meet with Fortis representatives but thoughts are they are not likely to help. It will likely be December before the power is in. Mr. Klok had commented that it would be good for village to put in and help pay the estimated \$120,000 to connect from the Highway to the subdivision. The CAO had commented that the Nobleford council maintained the position that there would be no expense to the Village for this development, but that it might be possible to do the connection under the Village's name if that offered any financial savings. Mr. Klok would still pay the cost and any rebates would get returned back to him but the infrastructure would belong to the Village.

Council discussed the future of new schools beside the current one and if there is enough power for that. CAO was led to believe there was as it was upgraded when Ag Growth came to Nobleford and

needed more power than there was available. Council also discussed possible development of additional industrial area and where that power could come from. This would obviously depend on the location of future development, connection of all infrastructures would have to be considered. Mentioned was that Fortis proposed servicing the new residential subdivision by putting overhead lines along the proposed green strip, behind existing houses, which the CAO had said would not be allowed; the only power line poles should be what is necessary to get the power off Highway 519 into the ditch. The most the village will do is try to get a better price but Mr. Klok will have to pay for it. A possibility exists that the Village could charge a levy for connection to future developments and pass this on to Mr. Klok.

Mayor thanked the CAO for getting involved and helping things along. Council discussed the cutoff for construction advance rebates being 10 years now and that Nobleford would request a stipulation of no expiration.

CAO to meet with Fortis and inquire about who is better off owning the land and offer the green strip for easement, and potentially speak with Mr. Groenenboom about contributing additional land (and be issued a donation receipt) to develop the entire green strip at this time. Map attached .

Klok Subdivision, Fortis Connection #274-2017

MOVED BY Councillor Vincent that Nobleford will not pay for electrical service from Highway 519 to the Klok subdivision but will work with Fortis and the developer to get the best deal possible; that the connection has to be underground; that there be enough service to supply the potential development of 300 lots in the future; and that Nobleford would consider a levy on future developments and rebate this to Mr. Klok/Outlook Commodities as it is received.

CARRIED

Radar Speed Sign

Council reviewed information on the radar speed sign and the CAO asked Lisa to make presentation.

#275-2017

MOVED BY Councillor Pelley to purchase a SafeFace 450 radar speed sign from Trans Canada Traffic, \$3399. plus \$257. estimated shipping and gst. and to purchase the additional data collection program option for \$400.

CARRIED

FINANCIAL REPORT

Accounts Payable for Ratification

CAO commented that the electrical bill is high due to pumping a lot of water. Mentioned that the payments for CP rail training are a reimbursement but did not cost the Village any money; payment was received from CP Rail and passed on to the attendees.

#276-2017

MOVED BY Councillor Holinaty to ratify accounts payable in the amount of \$55,716.95.

CARRIED

Financial Statement

CAO commented that this is a record high account balance, Village hold \$500,000 of Peter Klok money for subdivision, taxes have been collected but education requisition has not been paid yet.

#277-2017

MOVED BY Councillor Wobick to receive as information the August 2017 Financial Statement showing an ending balance of \$4,365,356.00.

CARRIED

ATB

Asked about incoming August 31 wire transfer from MCAP, it was bulk property tax payments from a mortgage company.

#278-2017

MOVED BY Councillor Holinaty to receive as information the ATB statement ending August 31, 2017 and the ATB MasterCard statement ending August 17, 2017.

CARRIED

Reserve Transfers

Once taxes are received, policy is to make reserve transfers are done as per the budget, and so these have been made.

#279-2017

MOVED BY Councillor Wobick to ratify the September 30, 2017 transfers to reserves totaling \$190,000.00, as per the budget.

CARRIED

NEW BUSINESS - None

Mayor McDowell thanked retiring Councillor Wobick, Pelley and Vincent for a really great contribution to Nobleford. Council's general advice to the new Council is to always consider what is best for Nobleford.

REPORTS - to be emailed to admin@nobleford.ca the Thursday prior to meeting to be included in meeting package. Please abide by Council meeting bylaw.

CAO Written Report: response to CAO review of Sept 19, 2017 thanking Council for the positive review and including him in the process of continually improving Nobleford (Mayor will provide written signed document). Orientation meeting on October 17 for the new council, all new councillors have confirmed they are able to attend. Incumbents are invited to attend if they are interested. No honorarium will be paid. Organization meeting will that place Oct 24 with more orientation including roles and responsibilities to follow Nov 7 and January 8 and 9.

Mayor's Written Report: Mayor and Reeves 1 page summary VERBAL: Councillor Pelley will do report on waste management, submitted the written report to CAO, CAO made copies for Councillors.

Councillors' Written Reports

M.W. written report: No written report. VERBAL: had Green Acres meeting, Coalhurst is looking for seniors housing, also discussed Barons and Nobleford housing. Blueprints are being drafted on renovations to Pyami Lodge in Picture Butte.

P.P. written report: No written report. VERBAL: LRMVSC meeting Oct 2 – there has been an issue for 2 years and they have numbers now to prove it. Picture Butte collects 10x as much garbage and does pay according which is costing the commission a fair amount of money and it is being subsidized by the other municipalities. In addition, they collect a fee for commercial garbage pickup which they keep. Mentioned importance of having 2 members go to future meetings. Discussed county's position on this, seems to be between Nobleford and Picture Butte.

D.V. written report: No written report.

D.H. written report: No written report. VERBAL: last foss meeting on 11th, Nobleford no longer will have a seat on the board

Lethbridge Regional Waste Management Services Commission #280-2017

MOVED BY Councillor Pelley to support the Lethbridge Regional Waste Management Services Commission implementing a commercial fee of \$107 per load.

CARRIED

Green Acres, Rose Butte Building

#281-2017

MOVED BY Councillor Wobick to support the Village entering into discussions with the Green Acres administrator on the future on the Rose Butte facility in Nobleford

CARRIED

Reports Received

#282-2017

MOVED BY Councillor Vincent to receive the CAO, Mayor, and Councillors' reports.

CARRIED

INFORMATION/CORRESPONDENCE

AB Transportation, Final Grant Payment re: Sanitary Trunk Line

Final grant payment was issued to the village according to the summary that was submitted.

#283-2017

MOVED BY Councillor Holinaty to receive as information the letter from AB Transportation stating that final payment on the Sanitary Trunk Project has been received.

CARRIED

MEETING DATES

#284-2017

MOVED BY Councillor Vincent to accept the meeting dates with cancellation of the November 7th meeting:

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

October 17, Pre organization meeting, new Councillor Orientation

October 24, 2017 organization, orientation.

Nov 7, roles and responsibilities workshop November 7 (all day) in Taber, TA, MJ, MD, (KH or KF) 4 registered

One vehicle will be arranged for transportation

Monday Nov 20, 2017.

AUMA: November 22-24. DM, DH,(KH or KF) 3 registered

December 5-or 19 2017

January 3, January 17, 2018

Jan 8 and 9, 2018 Lethbridge, (all day) Essentials of Municipal Governance, DM, DH, TA, MJ, MD, (KH or KF) 6 registered

CARRIED

IN CAMERA - None

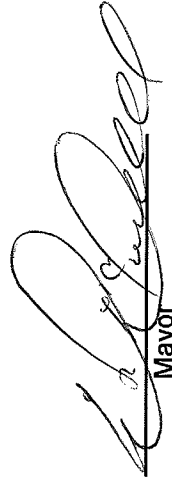
ADJOURNMENT

Adjournment

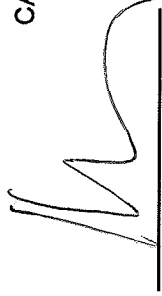
#285-2017

MOVED BY Councillor Pelley to adjourn the meeting at 7:57 pm.

CARRIED



Mayor



Administrator

